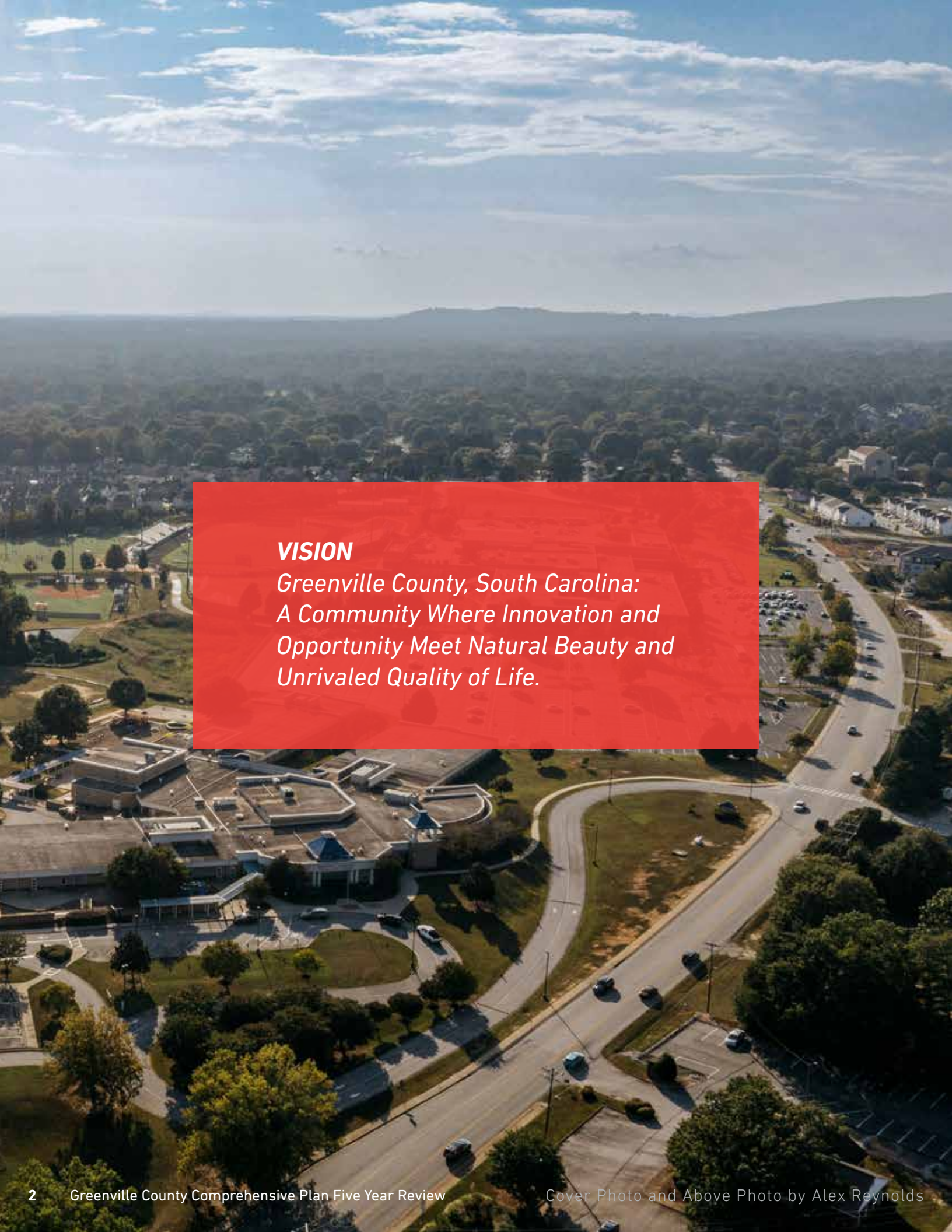




plan greenville county

Adopted Plans Audit | 2025



VISION

*Greenville County, South Carolina:
A Community Where Innovation and
Opportunity Meet Natural Beauty and
Unrivaed Quality of Life.*

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Acknowledgments

County Council

Benton Blount, District 19
Rick Bradley, District 26
Joey Russo, District 17
Kelly Long, District 18
Steve Shaw, District 20
Curt McGahhey, District 21
Frank Farmer, District 22
Alan Mitchell, District 23
Liz Seman, District 24
Ennis Fant, District 25
Garey Collins, District 27
Dan Tripp, District 28

Greenville County Staff

Hesha Gamble, Assistant County Administrator
Draper Carlile, Planning Director
Jonathan Hanna, Long Range Planning Manager
Suzanne Terry, Long Range Planner II
Austin Lovelace, Long Range Planner II
Nick Hannah, Long Range Planner II
Rohit Nimje, Long Range Planner II, Urban Designer

Community Leaders & Partners

This audit would not have been possible without the dedication and input of dozens of community association leaders, nonprofit organization staff, business owners, residents, and other stakeholders who shared their time, knowledge, and perspectives. While too numerous to name individually, their contributions are reflected throughout this document and their ongoing engagement is essential to successful implementation.

Planning Commission

Steven Bichel, District 21
Deborah Manning, District 19
Frank Hammond, District 24
Jonelle Phillips, District 21
Denise Franklin, District 25
John Holland, District 18
Kenneth Matesevac, District 20
Corey Parham, District 21

Style Guide & Abbreviations

Style Guide:

Financial Notation: Dollar amounts use “K” for thousands, “M” for millions (e.g., \$280K, \$5M)

Ranges: En-dashes without spaces (e.g., 15–20%, 2026–2027)

Data Currency: All assessments incorporate data through October 2025 unless otherwise noted

Key Abbreviations:

- **ACS:** American Community Survey
- **CDBG:** Community Development Block Grant
- **CDP:** Census-Designated Place
- **CIP:** Capital Improvement Program
- **GADC:** Greenville Area Development Corporation
- **GCRA:** Greenville County Redevelopment Authority
- **GCSO:** Greenville County Sheriff’s Office
- **GLDTC:** Greenville-Laurens-Deerborn Transportation Committee
- **GPATS:** Greenville-Pickens Area Transportation Study
- **GPD:** Greenville Police Department
- **LIHTC:** Low-Income Housing Tax Credit
- **LOS:** Level of Service
- **NMTC:** New Markets Tax Credit
- **OS:** Open Space
- **ReWa:** Renewable Water Resources
- **RTP:** Recreational Trails Program
- **SCDOT:** South Carolina Department of Transportation
- **SCTAC:** South Carolina Technology and Aviation Center
- **TA:** Transportation Alternatives
- **TIF:** Tax Increment Financing
- **UDO:** Unified Development Ordinance

Chapter One

Audit: A detailed examination of old community plans to verify their compliance with Greenville County's current initiatives, ensuring accuracy, relevance, and alignment with updated goals and regulations.

Introduction

As Greenville County continues its transformation into an increasingly dynamic and resilient community, the 2025 Five-Year Review of the Comprehensive Plan serves as a critical milestone for evaluating progress and adapting to emerging needs. This Adopted Plans Audit represents a cornerstone of that review, systematically assessing 19 community-specific plans adopted between 2008 and 2024 as amendments to the County's Comprehensive Plan. These plans—ranging from corridor revitalization efforts like Augusta Road to suburban preservation strategies in areas such as Scuffletown—address key themes including equitable growth, infrastructure improvements, public safety, and environmental stewardship.

The audit's methodology draws on updated 2025 data from sources including the American Community Survey (ACS), Greenville Police Department and South Carolina Law Enforcement Division (SLED) crime statistics, and South Carolina Department of Transportation (SCDOT)

reports. For each plan, we examine baseline conditions from the original adoption, track advancements and challenges through 2025, and evaluate alignment with current County priorities as identified in the Plan 2020 Greenville County Comprehensive Plan. Key metrics include demographic shifts, housing affordability, economic vitality, and implementation progress, with regional trends showing approximately 1.79% annual population growth to an estimated 575,000 residents.

This document highlights successes, such as widespread crime reductions and multimodal enhancements, while addressing persistent issues like housing appreciation pressures and infrastructure gaps. By documenting progress and identifying remaining opportunities, we aim to ensure that communities covered by these plans receive the resources and support required to advance their respective visions within the capacity of Long Range Planning's resources.

Legal Justification

I. Purpose of the Audit

This section provides legal justification for conducting a comprehensive audit of all active community plans adopted by the Greenville County Council as amendments to the County’s Comprehensive Plan (including those plans adopted prior to the 2020 Comprehensive Plan update). The audit evaluates these plans’ ongoing alignment with current County Council policies, updated demographic trends (such as population growth projections and housing needs), recent development patterns (including zoning approvals and infrastructure investments), and other impacting factors such as economic shifts, environmental considerations, and resiliency requirements. This proactive assessment ensures the County’s planning framework remains a dynamic tool for informed decision-making, consistent with the principles of sustainable growth and public welfare.

The audit is not intended as a critique of past efforts but as a fulfillment of statutory obligations to maintain the Comprehensive Plan’s relevance. Upon completion, it will yield recommendations for reaffirmation, targeted revisions, or integration into future work programs, fostering transparency and community engagement.

II. Legal Authority Under the South Carolina Local Government Comprehensive Planning Enabling Act

The South Carolina Local Government Comprehensive Planning Enabling Act (the “Enabling Act,” S.C. Code Ann. §§ 6-29-110 et seq.) establishes a mandatory framework for local comprehensive planning, emphasizing periodic review to adapt to changing conditions. Specifically, § 6-29-510(I) requires the local planning commission to “review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in development or other conditions require revisions.” This mandate extends explicitly to “amendments to those elements,” ensuring that all components of the plan—including community plans adopted as amendments—are subject to the same evaluative standards.

Furthermore, § 6-29-1140 mandates a full review and update of “the comprehensive

plan, its elements, and amendments to those elements” at least every ten years, incorporating reassessments of projections (such as population and economic forecasts) and needs analyses across all integrated components. The Enabling Act’s structure treats community plans not as standalone documents but as integral “elements” or “amendments” to the Comprehensive Plan once formally adopted by ordinance (§ 6-29-510(E)). In Greenville County, this is evidenced by the routine adoption of plans as explicit amendments to the governing Comprehensive Plan, thereby binding them to the Act’s review cycles.

Failure to periodically address these legacy or active amendments risks non-compliance with the Enabling Act, potentially exposing the County to legal challenges. The Municipal Association of South Carolina (MASC) reinforces this interpretation in its Comprehensive Planning Guide, advising localities to integrate existing small-area and community plans into mandated reviews to avoid fragmentation and ensure “continual re-evaluation” aligned with § 6-29-510(B)’s data-driven planning process. In this context, an audit serves as a direct mechanism to discharge these duties, promoting the Act’s core objectives of wise resource allocation, inter-jurisdictional consistency, and public participation (§ 6-29-110).

III. Application to Greenville County’s Adopted Community Plans

Greenville County’s Comprehensive Plan, last fully updated in 2020 as “Plan Greenville County,” explicitly complies with the Enabling Act by incorporating community plans as amendments to guide sub-area development. The County’s five-year review process presupposes this integration. However, to fully satisfy § 6-29-510(I), the audit extends to all active adopted plans, including legacy ones predating 2020 (such as Sterling Community Plan, 2011; Conestee Community Plan, 2013), assessing their alignment with:

- **Council Policies:** Recent ordinances, such as amendments to development regulations or infrastructure priorities, which emphasize streamlined growth management.
- **Demographic Trends:** Updated U.S. Census data showing Greenville County’s population growth (approximately 10% from 2020-2025) and housing affordability pressures.



- **Development Updates:** Post-2020 approvals, including industrial expansions and residential infill, per County records.
- **Other Factors:** Emerging issues like climate resiliency (per § 6-29-510(D)(9)) and economic diversification, as outlined in MASC guidance.

This audit aligns with the Enabling Act’s flexible framework, allowing for “as necessary” reviews while meeting the minimum five-year threshold—especially timely as the County approaches its 2030 ten-year update.

IV. Proposed Scope and Process

The audit will:

1. **Inventory** all active adopted community plans, cataloging adoption dates, key recommendations, and prior review statuses.
2. **Conduct data-driven assessments** using County GIS, demographic reports, and stakeholder input (via public workshops, per § 6-29-520).

3. **Recommend actions:** reaffirmation, revisions, or rescission/integration for misaligned elements (§ 6-29-730).
4. **Follow public hearing protocols** (§§ 6-29-760, 6-29-1140) for any resulting amendments.

Resources include Planning Department staff, MASC technical assistance, and community advisory committees to ensure efficiency.

V. Conclusion and Benefits

Initiating this audit upholds the Enabling Act’s mandate, safeguarding Greenville County against compliance risks while enhancing the Comprehensive Plan’s utility as a blueprint for equitable growth. By addressing legacy and active plans holistically, the County can better serve residents, attract investment, and model best practices statewide—ultimately strengthening trust in local governance.

Figure 1

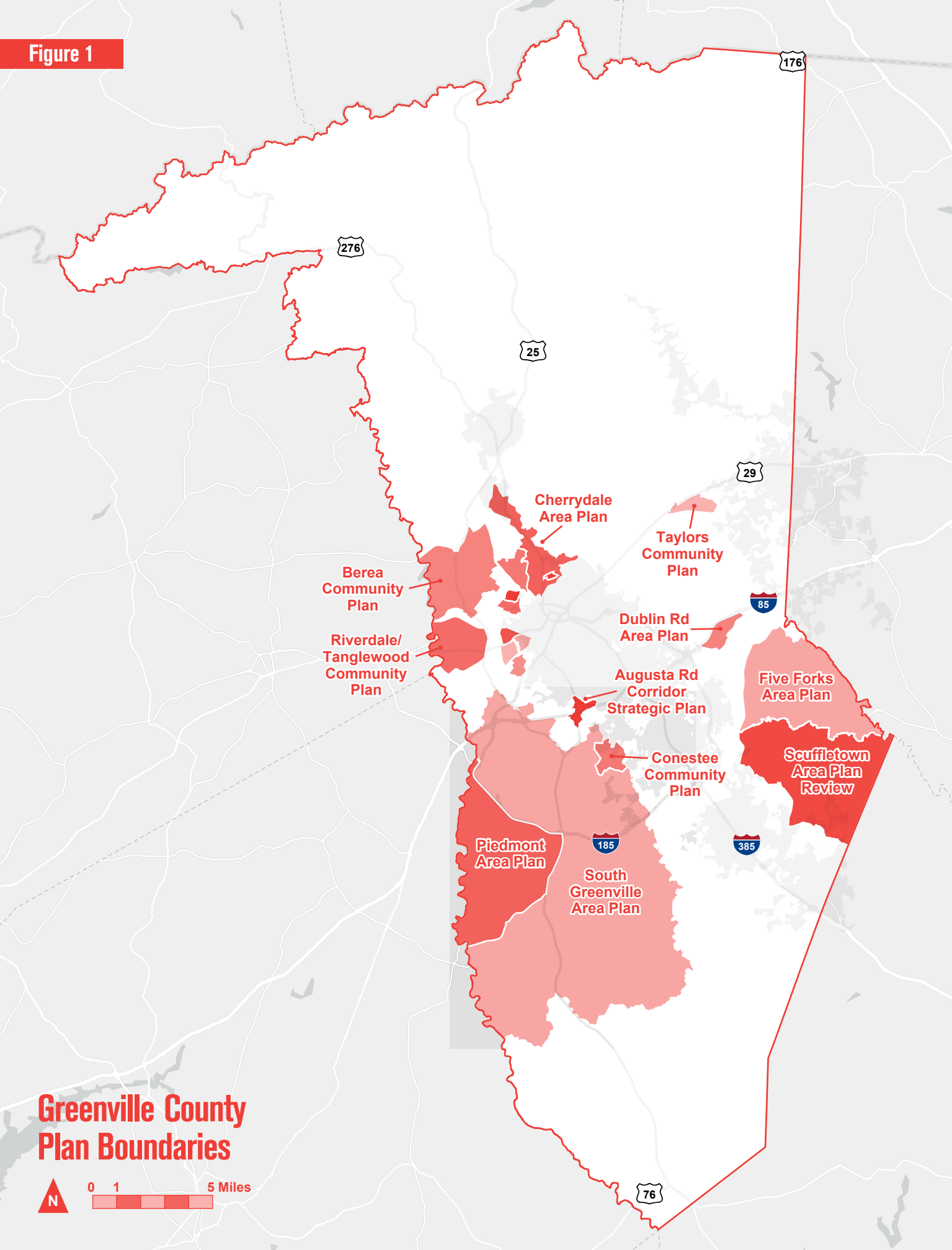
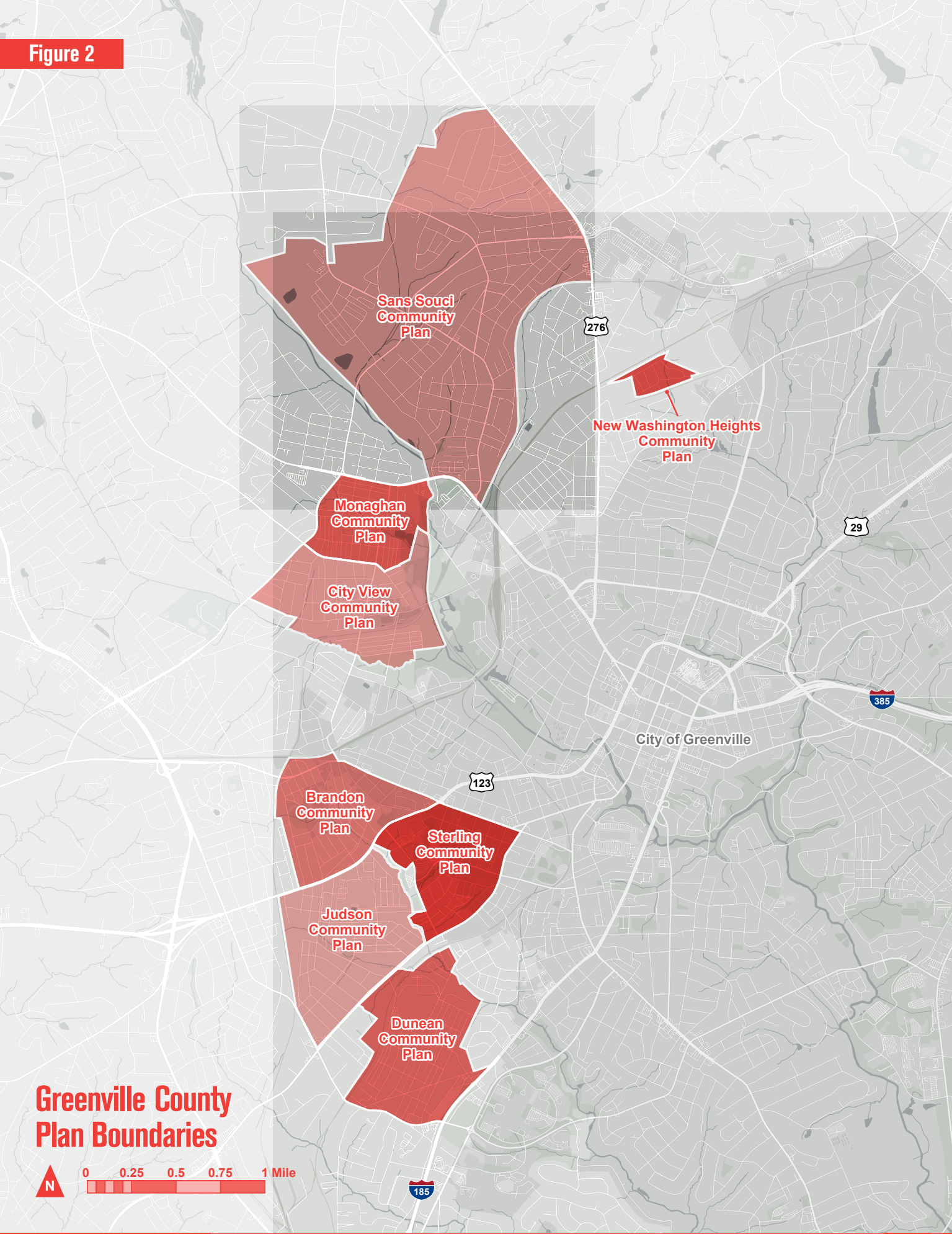


Figure 2



Chapter Two

Assessment: A systematic evaluation of old community plans to measure their alignment with Greenville County's current initiatives, identifying discrepancies and informing updates to ensure relevance and effectiveness.

Assessment Approach

This assessment serves as a strategic checkpoint rather than a comprehensive overhaul of existing plans. It provides focused, high-level evaluation of three critical elements: the original goals established in each active plan, the measurable progress achieved since adoption, and the priority areas where targeted follow-up efforts would yield the greatest impact. Beyond evaluation alone, this assessment proposes actionable recommendations and next steps tailored to each plan's current status and future potential.

What This Assessment Is Not

The inclusion of a plan in this review does not guarantee that a formal update or revision is imminent or even scheduled. Greenville County Planning staff operate within real-world constraints of time, budget, and personnel capacity. Our work program responds dynamically to multiple competing demands, including emerging needs in previously

unplanned areas that require immediate attention and technical support. This assessment also does not commit the County to any investments (financial or otherwise) that are specified in this document. All figures or future steps should be understood as recommendations for consideration only.

The Planning Department recognizes that effective planning requires striking a delicate balance. While maintaining and updating existing plans remains important, our primary responsibility extends beyond mere maintenance—we must remain responsive to new challenges and opportunities as Greenville County continues its dynamic growth and evolution. That said, this assessment has identified several adopted plans where strategic reinvestment of staff time and resources would demonstrably benefit the communities they serve. Where capacity allows, staff will prioritize these high-value opportunities for renewed engagement and support.



Augusta Road Corridor Plan

Adopted: July 18, 2023

Executive Summary

The Augusta Road Corridor Strategic Plan, adopted in 2023 as an amendment to the Greenville County Comprehensive Plan, provides a revitalization blueprint for this 1.5-mile commercial gateway, addressing blight, food deserts, low-quality housing in converted motels and hotels, and crime through multimodal enhancements, mixed-income development, and beautification. This review examines early implementation progress from 2023 to 2025. The corridor's small population (approximately 350 residents) has remained stable amid regional growth, with housing values appreciating 15-20% to medians around \$280,000-\$320,000, supporting equity goals but exacerbating affordability in a high-crime area. Crime rates remain elevated despite citywide reductions. Incremental advances include Greenlink route expansions and preliminary SCDOT funding for streetscapes, but motel conversions lag due to ownership fragmentation. Recommendations emphasize overlay zoning adoption and public-private partnerships to realize the vision of a connected, vibrant hub linking downtown to SCTAC.

Key findings:

- **Progress:** Transit stops increased approximately 15%; I-85 beautification pilots funded via Transportation Alternatives Program
- **Challenges:** Survey data from 2022 showed 72% of residents reporting unmet needs; commercial vacancy rates approximately 25%
- **Opportunities:** Leverage Opportunity Zone status for \$5-10 million in Low-Income Housing Tax Credit projects; integrate with Swamp Rabbit Trail gap closure initiatives

Assessment of Key Community Profile Elements

The 2023 plan's baseline portrayed the corridor as a blighted urban fringe of approximately 328 residents (estimated), with commercial dominance (73 businesses, 785 employees),

motel-heavy housing stock, and transportation bottlenecks (Level of Service D-E during peak periods). Projections anticipated 0.72% annual growth with revitalization focus.

Category	2023 Baseline Data	2025 Update	Progress Notes
Population	~328 (est.); median age ~37; diverse (50% White, 41% Black, 8% Other, 1% Asian); 0.72% growth projected	~350 (est.); median age ~38; similar diversity maintained	Minimal growth aligns with projections; well below county rate of 1.79% to approximately 575,000 total. Recommend ACS tracking for transient motel population
Housing	Motel/hotels dominant (9 sites); low quality; vacancy ~20%; affordability focus via conversions	Median ~\$300,000 (up 15% YoY); ~25% vacancy in commercial/residential mix; 2 motel rehabilitation projects completed	Appreciation strains low-income access (county median income \$39,000); marginal progress on supportive housing, food desert persists
Economy/ Employment	73 businesses; 785 employees; 61% white collar, 19% blue collar, 18% services; food desert noted	~80 businesses; ~850 employees; unemployment ~4.5%; ALDI anchors retail corridor	Modest gains via spillover from SCTAC; Opportunity Zone spurred approximately 10% job growth, but retail variety lags
Public Safety	High crime associated with motels; strategies include enhanced patrols and conversions	Citywide 16% drop (Jan-Jun 2025); corridor rates remain elevated at ~45/1,000 (down 12% from 2022)	Incremental improvement via Greenlink safety upgrades; motel-related issues persist—integrate Community Crime Mapping
Transportation/ Infrastructure	LOS D-E; limited transit (few Greenlink stops); I-85 access challenges	SCDOT paving includes segments; 15% more transit stops; LOS C-D at peaks	Positive progress via TA grants; prioritize multi-use paths per 2021 Urban Design Analysis
Education/ Recreation/ Culture	Proximity to schools/libraries; Brushy Creek greenway potential; recreation gaps	Stable; Ramsey Library expansions; Swamp Rabbit spur planning underway	Maintained baseline; trail extensions advance connectivity to Prisma Health network

Evaluation of Strategies (2023–2025)

Informed by stakeholder meetings (September 2021–November 2022) and public charrette (February 2022), strategies emphasized transportation improvements (streetscape enhancements, I-85 beautification), land use changes (mixed-income development, commercial design standards), and implementation tools (overlay zoning, funding mechanisms). Outreach revealed 72% dissatisfaction with existing services.

- **Connectivity:** Multimodal hub and trails—partial progress via Greenlink expansions; Swamp Rabbit spur funded but not yet constructed
- **Mixed-Income Housing:** Incentives including density bonuses and Bailey Bill utilization—2 pilot projects via Greenville County Redevelopment Authority (GCRA); motel conversions slow due to ownership fragmentation
- **Commercial Standards:** Buffer requirements and building transparency standards—UDO updates pending; signage pilots at interstate interchanges

- **Beautification:** Public-private partnerships such as “Eyes on 85”—initial landscaping at Augusta/Pleasantburg intersection; maintenance plan drafted
- **Funding/Adoption:** Tax Increment Financing (TIF) and TA grant pursuits—\$2 million secured for streetscape improvements; overlay district adoption delayed to 2025–2026

The conceptual master plan remains the guiding framework; implementation progress approximately 40%, tied to GPATS and SCDOT project schedules.

Recommendations

To advance the County’s Comprehensive Plan goals for gateway revitalization, prioritize zoning implementation and strategic partnerships. Focus on 2–5 year horizon, with funding via TIF, TA grants, and LIHTC programs.

1. **Overlay Zoning Adoption:** (High Priority, Year 1)
 - Enact Augusta Road Mixed-Use District with form-based standards (15-foot buffers, 70% building transparency)

- Incentivize 20% mixed-income units via density bonuses
 - Lead: County Planning & Council | Metric: Ordinance effective; number of compliant projects
2. **Motel/Housing Conversions:** (High Priority, Years 1–2)
 - Acquire 3–5 sites via GCRA and United Housing Connections for supportive housing campus
 - Fund \$3–5 million rehabilitation projects targeting low-income populations via Bailey Bill extensions
 - Lead: GCRA/UHC | Metric: Sites converted; percentage of affordable units
 3. **Multimodal Enhancements:** (Medium Priority, Year 2)
 - Extend streetscape improvements to Mauldin Road (\$4–6 million via TA/GPATS funding)
 - Develop mobility hub with EV charging and transit transfer facilities
 - Lead: Public Works/SCDOT | Metric: Miles completed; LOS improvement
 4. **Beautification & Trail Integration:** (High Priority, Year 1)

- Launch public-private partnership for I-85 signage and landscaping
 - Connect Brushy Creek spur to Swamp Rabbit Trail (\$2 million Recreational Trails Program grant)
 - Lead: Economic Development/Stakeholders | Metric: Landscaped acres; maintenance agreements signed
5. **Economic Activation:** (Medium Priority, Years 2–3)
 - Recruit full-service grocery and medical facilities via targeted incentives
 - Monitor progress via annual stakeholder satisfaction surveys
 - Lead: Greenville Area Development Corporation | Metric: New anchor tenants; resident satisfaction percentage

Next Steps

Initiate overlay zoning workshops with County Planning staff, City of Greenville staff, and community stakeholders to align with Plan 2020 and GVL 2040. Annual GPATS progress reports will track funding and project implementation, fostering Augusta Road’s evolution as a resilient, inclusive corridor.





Berea Community Plan

Adopted: January 24, 2017

Executive Summary

The Berea Community Plan, adopted on January 24, 2017, as an amendment to the Greenville County Comprehensive Plan, outlines a collaborative vision for revitalizing this historic suburban area northwest of Greenville, emphasizing public safety, beautification, cultural preservation, balanced development, and enhanced transportation and recreation access. This review assesses progress from 2017 to 2025. Berea has experienced steady population growth and new affordable housing initiatives, but challenges persist in affordability amid rising home values and corridor blight along White Horse Road. Crime reductions citywide support the plan's safety goals, while regional economic momentum offers opportunities for targeted redevelopment. Recommendations prioritize equitable growth, leveraging recent developments like Lakeview at Berea for inclusive strategies.

Key Findings:

- **Progress:** Population grew approximately 16% since 2010 baseline; new affordable housing units address identified needs
- **Challenges:** Median home values rose to \$248,000-\$284,000, eroding affordability; transportation improvements remain corridor-focused rather than comprehensive
- **Opportunities:** Integrate with countywide multimodal plans and economic investments for sustainable revitalization

Assessment of Key Community Profile Elements

The 2017 plan's baseline drew from 2010 Census data, depicting Berea as a diverse, suburban community of approximately 14,300 residents across 14 square miles, with mixed residential and commercial land use along US 25 (White

Horse Road) and emphasis on preserving historic assets like the Berea School site. Projections anticipated moderate growth with revitalization needs.

Category	2017 Baseline Data	2025 Update	Progress Notes
Population	~14,295 (2010 Census); median age ~36; diverse (White 60%, Black 25%, Hispanic 10%, Other 5%); stable suburban growth projected	16,642; median age 36.6; 41% White, 21% Black, 33% Hispanic; 19.8% foreign-born	Exceeds projections with ~16% growth; increasing diversity aligns with county trends (approximately 575,000 total). Recommend disaggregated tracking for equity planning
Housing	Primarily single-family suburban; affordable medians (~\$100,000-\$150,000 est.); vacancy ~10%; focus on code enforcement for maintenance	Median sale \$248,000 (down 10.6% YoY); listings \$284,000 (up 1.6%); new affordable project (Lakeview at Berea: 60+ units)	Appreciation strains low-income households; new developments advance anti-blight goals, but inventory up regionally reflecting market softening
Economy/ Employment	Tied to regional manufacturing/education (near Furman University); median income ~\$40,000; strategies for redevelopment jobs	County median income \$39,448; unemployment 4.2%; \$885 million investments, 1,300+ jobs in 2024 (life sciences, advanced manufacturing, energy)	Positive spillover from Greenville growth; Berea-specific retail and light industrial goals partially met via corridor revitalization efforts
Public Safety	Elevated concerns pre-2017 (crime and code enforcement issues); strategies include enhanced patrols and Neighborhood Watch programs	Greenville: 16% overall drop (Jan-Jun 2025); violent crime down 24%; Berea rates 39% above national average but improving	Strong progress via enhanced enforcement; continue Community Crime Mapping for targeted interventions
Transportation/ Infrastructure	US 25 bisects area; gaps in sidewalks and trails; Swamp Rabbit Trail adjacency	SCDOT 732 miles statewide paving (2024-2025); multimodal plan emphasizes equity; local intersection upgrades underway	Incremental progress; leverage for White Horse Road safety and beautification improvements
Education/ Recreation/ Culture	Proximity to schools (Berea Elementary/Middle); historic sites; recreation via Reedy River and trails	Stable enrollment; former Berea Elementary School (1939 WPA building) razed in 2017 for Legacy Early College expansion (sold to Campbell Young Leaders Academy); new Berea Community Center at 6 Hunts Bridge Road (renovated former Blockbuster) opened July 31, 2019, with senior programming from August 1, 2019; funded partly by \$350,000 grant	Maintained baseline; new center serves as hub for seniors and community events—expand ties to Furman University for additional programming opportunities

Evaluation of Strategies (2017–2025)

Developed via five task forces (Community Appearance/Beautification, Cultural Resources, Development/Redevelopment, Recreation/Transportation, Public Safety), the plan’s goals focused on actionable items including code enforcement, historic preservation, mixed-use infill, trail connectivity, and enhanced patrols. Public input from over 200 attendees at community meetings shaped priorities.

- **Public Safety:** Goals included increased patrols and awareness programs—achieved via Neighborhood Watch revival; 2025 crime declines validate approach, though property crimes rose slightly at regional level
- **Community Appearance/Beautification:** Address blight along corridors—partial success with code enforcement initiatives; new housing enhances aesthetics, but signage clutter and debris persist
- **Cultural Resources:** Preserve Berea School and Farris Bridge site—former school site not preserved (razed 2017; historical marker erected 2018 by Berea Historic Society); integrate remaining assets with heritage tourism via new community center
- **Development/Redevelopment:** Balanced infill without displacement—Lakeview project advances affordability goals; monitor ongoing

developments for equity impacts

- **Recreation/Transportation:** Enhance trails and roads—Swamp Rabbit Trail extensions advance connectivity; align with SCDOT’s Momentum 2050 for comprehensive multimodal access

The plan’s feasible projects (such as school site adaptive reuse) remain relevant conceptually, with the “moving forward” section emphasizing phased implementation still applicable.

Recommendations

Aligning with the County’s Comprehensive Plan review goals for sustainable, equitable growth, update Berea strategies to address post-pandemic shifts and current market conditions. Prioritize 2-5 year horizon, with funding via Community Development Block Grants (CDBG), Transportation Investment Board (TIB) loans, and public-private partnerships.

1. **Affordable Housing Expansion** (High Priority, Year 1)
 - Build on Lakeview precedent by incentivizing 100+ units via density bonuses for mixed-income developments along White Horse Road corridor
 - Partner with Homes of Hope for anti-displacement protections and homeowner assistance programs

- Lead: Housing Authority/County Planning | Metric: Number of units built; percentage of low-income occupancy

2. Public Safety Integration

(High Priority, Years 1-2)

- Enhance patrols with data-driven technology (Community Crime Map applications)
- Fund youth programs connecting to recreation goals for crime prevention
- Lead: Sheriff’s Office/Community Association | Metric: Crime reduction percentage; program participation

3. Cultural and Identity Preservation

(Medium Priority, Year 2)

- Enhance Berea Community Center as heritage hub/museum with exhibits on razed school site and Scots-Irish roots
- Link to Swamp Rabbit Trail for heritage tourism pathways
- Allocate funding for annual heritage events and cultural programming
- Lead: Parks/Cultural Task Force | Metric: Completion status; visitor attendance

4. Transportation and Recreation Upgrades

(High Priority, Year 1)

- Invest \$3-6 million in sidewalk and trail connections from neighborhoods to US 25
- Prioritize rumble strips and intersection

improvements per SCDOT 2025 program

- Lead: Public Works/SCDOT | Metric: Miles added; usage surveys; walkability score

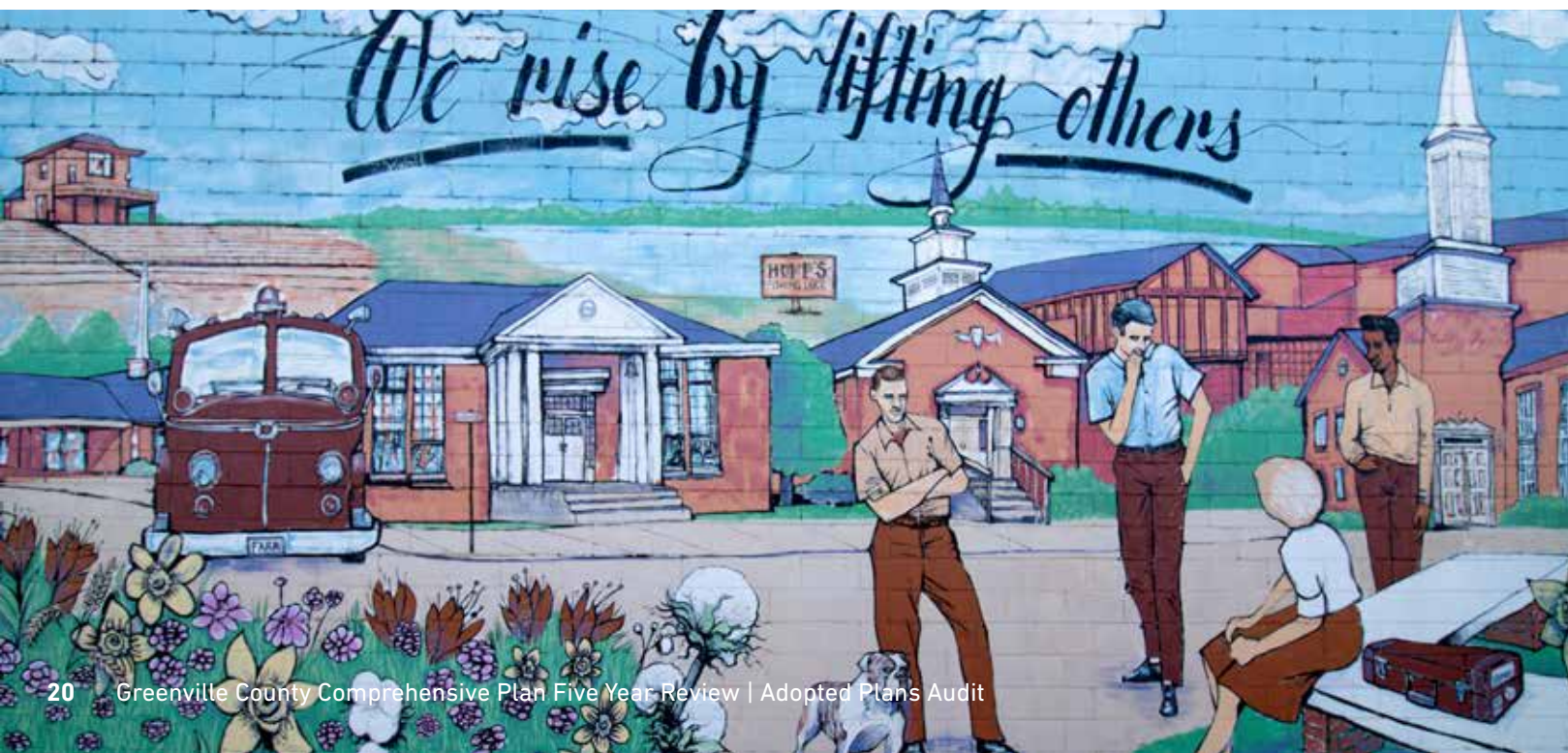
5. Beautification and Redevelopment:

(Medium Priority, Years 2-3)

- Launch corridor clean-up grants for signage removal and landscaping improvements
- Promote infill retail to boost local jobs, targeting 20% affordable commercial space
- Lead: Codes Enforcement/Economic Development | Metric: Sites improved; business startups

Next Steps

Host a joint workshop with remaining task force members, County Planning staff, and community stakeholders to update the work program, ensuring inclusive feedback from the full spectrum of community members through targeted outreach (multilingual surveys, youth forums, senior accessibility accommodations). Recognize Berea as a prime candidate for infill development projects, potentially followed by a downtown Berea master plan or White Horse Road corridor plan to guide targeted investments. Annual metrics tracking will sustain momentum, positioning Berea as a model for suburban revitalization in northwest Greenville County.





Brandon Community Plan

Adopted: June 6, 2015

Executive Summary

The Brandon Community Plan, adopted in 2015 as an amendment to the Greenville County Comprehensive Plan, provides a framework for preserving the historic mill village character of Brandon while addressing key livability challenges in population stability, housing affordability, economic vitality, education and recreation, and mobility. This review assesses progress over the past decade (2015–2025). Brandon has experienced positive momentum, including annexation into the City of Greenville in August 2025, which signals growth potential and access to municipal resources. However, rising housing costs pose risks to affordability, a core 2015 goal. Recommendations focus on adaptive strategies to integrate these changes, emphasizing equitable development, public safety enhancements, and infrastructure alignment with countywide priorities.

Key Findings:

- **Progress:** Crime rates have demonstrated decline in early 2025 reporting, aligning with the plan's public safety strategies; housing values have surged, reflecting regional appreciation but straining original affordability targets
- **Challenges:** Population growth appears modest; no precise 2025 census data available for Brandon specifically, but countywide trends suggest stabilization around 1,600–1,700 residents; infrastructure improvements remain general rather than neighborhood-specific
- **Opportunities:** Leverage recent annexation for targeted investments in transportation and beautification

Assessment of Key Community Profile Elements

The 2015 plan's community profile highlighted Brandon's stable, diverse population (1,584 in 2010; median age 37; 53% female; 50% White, 41% Black, 1% Asian, 8% Other) and affordable housing stock (730 units; median value \$66,509;

38% owner-occupied). Projections anticipated slight decline followed by recovery. Strategies emphasized housing preservation, public safety, community identity, transportation/infrastructure, and beautification/revitalization.

Category	2015 Baseline Data	2025 Update	Progress Notes
Population	1,584 (2010 Census); projected slight decline then rise by 2017; median age 37; diversity: growing minority share	Estimated 1,600–1,700 (based on Greenville County growth of 1.79% annually; city population 73,964); recent annexation of Brandon properties into Greenville city limits	Modest growth aligns with projections, boosted by 2025 annexation; countywide metro area reached approximately 575,000; no neighborhood-specific census data available—recommend annual tracking via ACS
Housing	730 units; 16% vacancy; median value \$66,509; 38% owner-occupied; focus on preserving mill-era homes and addressing foreclosures	Median value \$303,000 (up 20.7% YoY); inventory up 44% regionally; Greenville average \$326,474 (up 0.5%)	Strong appreciation but affordability eroded (2015 median was approximately 22% of current Greenville prices); vacancy likely lower due to demand; owner-occupancy may have risen with annexation
Economy/ Employment	Limited data in profile; tied to mill history decline; strategies implied revitalization for local jobs	Regional stabilization; median sales price \$324,250 (up 1.3% YoY); developments like Woodfield Woven (proposed 2022) add mixed-use potential	Progress via nearby investments; no Brandon-specific unemployment data, but county growth supports plan's income/employment goals
Public Safety	Reported crimes peaked ~250 in 2006, ~100 in 2012; strategies include enhanced policing and community programs	Greenville: 16% overall crime drop (Jan–Jun 2025 vs. 2023); violent crime down 24% downtown; neighborhood map shows low incidents	Strong alignment; continued decline exceeds 2015 targets
Transportation/ Infrastructure	Focus on improving roads and addressing mill-era gaps	Countywide: road widening, intersection upgrades via CIP funds; no Brandon-specific projects noted; annexation enables city-led enhancements (e.g., reduced-conflict intersections in planning phases)	Incremental progress; recommend prioritizing local roads post-annexation
Education/ Recreation/ Culture	Profile: proximity to schools, churches; baseball heritage (Shoeless Joe Jackson); strategies: bolster arts/culture/nature access	Stable; annexation integrates with city recreation (e.g., Swamp Rabbit Trail extensions)	Maintained; leverage for community events tied to Shoeless Joe Jackson history

Evaluation of Strategies (2015–2025)

The plan’s strategies outlined actionable goals across five areas, developed through public participation. Without full implementation tracking documentation, assessment relies on thematic alignment with current conditions:

- **Housing:** Goals included stabilizing ownership and mitigating foreclosures—market boom post-2020 recovery period evident, but values increased approximately fivefold, risking displacement; partial success via infill development, but affordability programs needed
- **Public Safety:** Emphasized community policing—strong progress with citywide declines; integrate annexation for dedicated patrols
- **Community Identity:** Preserve history (mill village, Shoeless Joe Jackson)—ongoing via community association events; annexation amplifies heritage tourism opportunities
- **Transportation & Infrastructure:** Enhance connectivity—moderate progress through county projects; annexation unlocks city funds for sidewalks and roads
- **Beautification & Revitalization:** Streetscapes, green spaces—regional trends support

(landscaping in infrastructure phases); apply to former mill sites

The plan’s conclusions stressed collaborative work programs; however, the current status of the Brandon Community Association remains uncertain.

Recommendations

To align with the Greenville County Comprehensive Plan’s goals for equitable growth and sustainability, update the Brandon plan with these targeted actions. Prioritize within 2-5 years, leveraging annexation for funding (city bonds, municipal C-Funds).

- 1. **Housing Affordability Initiative** (High Priority, Year 1)
 - Launch neighborhood-specific program offering down-payment assistance for first-time buyers (target: restore 50% owner-occupancy rate)
 - Partner with Greenville Housing Authority for preservation of 20-30 mill homes as affordable units
 - Monitor via annual ACS surveys to track displacement risks
 - Lead: City Housing Authority/County Planning | Metric: Number of units preserved; percentage of low-income

- households retained
- 2. **Public Safety Enhancements** (Medium Priority, Years 1-2)
 - Capitalize on crime reductions by funding a Brandon Safety Ambassador program (community liaisons for non-emergency issues)
 - Integrate real-time data from Community Crime Map into community association meetings
 - Lead: Greenville Police Department/Community Association | Metric: Crime incidents; resident satisfaction surveys
- 3. **Identity and Cultural Preservation:** (Medium Priority, Year 2)
 - Develop “Shoeless Joe Trail,” integrating with UGATA Textile Heritage Trail, linking historic sites to Swamp Rabbit Trail with interpretive signage
 - Allocate annexation proceeds for community center celebrating mill heritage
 - Lead: Tourism/Community Association | Metric: Visitor numbers; event attendance
- 4. **Transportation and Infrastructure Upgrades:** (High Priority, Year 1)
 - Prioritize \$2-5 million in post-annexation projects: sidewalk infill along key streets

- (e.g., to Pendleton Street) and traffic calming near Woodfield Woven
- Align with SCDOT’s Traffic Systems Management and Operations (TSMO) Master Plan for multimodal access
- Lead: Public Works | Metric: Miles completed; walkability score improvement
- 5. **Beautification and Revitalization:** (Low Priority, Years 2-3)
 - Plant 500 trees and convert vacant lots in partnership with Upstate Forever
 - Tie to countywide green space equity assessments
 - Lead: Parks/Upstate Forever | Metric: Trees planted; canopy coverage percentage

Next Steps

Convene joint county-city workshop with Brandon Community Association (or relevant stakeholders) to refine these recommendations into an updated work program. Annual progress reports will ensure accountability, honoring the 2015 plan’s community-driven spirit while adapting to 2025 realities. This positions Brandon as a resilient model for Westside neighborhoods.





Cherrydale Area Plan

Adopted: August 5, 2008

Executive Summary

The Cherrydale Area Plan, adopted on August 5, 2008, as an amendment to the Greenville County Comprehensive Plan, promotes a “redevelop and rediscover” vision to revitalize the historic shopping district and residential neighborhoods, combating disinvestment, population stagnation, and urban sprawl through mixed-use incentives, beautification, and infrastructure upgrades. This review assesses progress from 2008 to 2025. Cherrydale has maintained a stable population of approximately 4,200 residents amid citywide growth, with housing medians rising 0.7% year-over-year to \$321,675, enhancing property values but intensifying affordability challenges in a market with low inventory. The 2024 annexation of 126 acres—including key retail like ALDI and the shopping center—has unlocked city services and spurred over \$2 million in early investments, aligning with redevelopment goals, while citywide crime fell 16% in early 2025. Challenges persist in southern neighborhood decline and corridor blight. Recommendations emphasize post-annexation equity programs and trail connectivity to sustain rediscovery.

Key Findings:

- **Progress:** Commercial annexation boosts vitality; housing appreciation up 0.7% year-over-year
- **Challenges:** Affordability strained (city median income \$68,000); vacancy approximately 10% in older stock
- **Opportunities:** Capitalize on annexation for mixed-use infill; link to Swamp Rabbit Trail extensions

Assessment of Key Community Profile Elements

The 2008 plan’s baseline estimated approximately 4,000 residents with declining southern populations and median home values

around \$100,000, projecting stabilization via reinvestment.

Category	2008 Baseline Data	2025 Update	Progress Notes
Population	~4,000 (est.); median age ~38; stable north, declining south; projected stabilization with redevelopment	~4,200 (est.); median age ~39; city growth 0.78% to 73,964	Modest 5% gain aligns partially; southern population loss persists—recommend ACS for sub-area tracking
Housing	~1,500 units est.; median value ~\$100,000; vacancy ~12%; focus on turnover/abandonment	Median \$321,675 (up 0.7% YoY); listings \$300,000 avg.; inventory low	Appreciation builds wealth but erodes access; annexation aids infill, but rehabilitation needed for older homes
Economy/ Employment	Median income ~\$45,000; retail-dominant; strategies for district revival	City unemployment ~4%; \$885 million regional investments; ALDI annexation adds jobs	Spillover from annexation; commercial vacancies down, but local anchors lag and retail turnover continues
Public Safety	Moderate concerns (property crime from disinvestment); strategies: enforcement, watches	Citywide 16% drop (Jan-Jun 2025); violent down 24%; area rates ~35/1,00	Strong progress; integrate with district patrols post-annexation
Transportation/ Infrastructure	Sprawl-induced gaps; corridor focus on Leawood/Cherokee Street	SCDOT upgrades; Swamp Rabbit adjacency; annexation enables city funds	Incremental; prioritize sidewalks per 2025 CIP
Education/ Recreation/ Culture	Proximity to schools; historic district; strategies: beautification, events	Stable; annexation ties to city recreation; Swamp Rabbit boosts access	Maintained; leverage for “rediscover” heritage programming

Evaluation of Strategies (2008–2025)

Community-led strategies targeted population retention (zoning incentives), sustainable redevelopment (mixed-use guidelines), and rediscovery (branding/beautification). The 2024 annexation marks a pivotal implementation milestone.

- **Population Stabilization:** Anti-sprawl measures—partial via market recovery; annexation stabilizes commercial-residential balance
- **Redevelopment:** Mixed-use for commercial areas—126-acre annexation with ALDI advances goals; infill approximately 30% realized
- **Rediscovery:** Identity preservation—district events growing; infrastructure (signage) lags
- **Economic/Beautification:** Retail revival—new anchors support; green initiatives via Trees

Greenville partial

Progress approximately 60%, accelerated by annexation; annual monitoring recommended.

Recommendations

To advance the County’s Comprehensive Plan for inclusive districts, integrate annexation outcomes with equity focus. Prioritize 2-5 years, funding via CDBG, city bonds, and GCRA.

1. **Housing Affordability Program** (High Priority, Year 1)
 - Rehabilitate 50+ southern units with grants (30% low-income) via GCRA to counter appreciation
 - Lead: GCRA/Planning | Metric: Units preserved; percentage affordable
2. **Public Safety Enhancements** (High Priority, Years 1-2)
 - Deploy enhanced patrols/lighting; integrate Crime Map for alerts

- Lead: Greenville Police Department/City | Metric: Crime drop percentage; surveys

3. **Identity & Beautification Revival** (Medium Priority, Year 2)
 - Launch “Cherrydale Rediscover Trail” signage/events, planting 300 trees along corridors
 - Lead: Tourism/Trees Greenville | Metric: Events held; canopy percentage
4. **Transportation Upgrades** (High Priority, Year 1)
 - Invest \$3-5 million in Leawood/Cherokee sidewalks; align with Swamp Rabbit for multimodal access
 - Lead: Public Works/SCDOT | Metric: Miles completed; walkability
5. **Commercial Infill Expansion** (Medium Priority, Years 2-3)
 - Incentivize 10-15 mixed-use spaces around ALDI; monitor equity in annexation developments

- Lead: Economic Development | Metric: Businesses; jobs added

Next Steps

Recommend formal rescission of the 2008 Cherrydale Area Plan by Greenville County Council, given its outdated framework, lack of consolidated community champion, oversized study area hindering effective public input, and evolution beyond original vision—particularly in supplanted sub-areas like New Washington Heights and Sans Souci. As annexation continues, city planning staff could convene a targeted post-annexation workshop with sub-neighborhood representatives to develop a modular update or successor framework integrated into GVL 2040/Plan 2020, focusing on phased, area-specific actions. Annual reports, led by a revived advisory group, could track progress and ensure adaptive revitalization of Cherrydale as a rediscovered North Greenville gateway.





City View Community Plan

Adopted: April 2, 2019

Executive Summary

The City View Community Plan, adopted in 2019 as an amendment to the Greenville County Comprehensive Plan, establishes guiding principles centered on community spirit, safety, and development to revitalize this diverse, historic neighborhood west of downtown Greenville. This review assesses implementation from 2019 to 2025. City View has maintained a stable population amid regional growth, with housing appreciation outpacing affordability goals and crime reductions mirroring citywide trends (16% drop in early 2025). Proximity to the Swamp Rabbit Trail and adjacent mill villages supports recreation and connectivity, but dilapidated multi-family stock and infrastructure gaps persist. Recent city annexations (including nearby Brandon in August 2025) highlight opportunities for integration. Recommendations emphasize equitable redevelopment, safety enhancements, and alignment with county transportation initiatives.

Key Findings:

- **Progress:** Population stabilized at 1,172; Hispanic share (33% in 2019) grew; housing values rose 25-100% depending on segment, aiding equity but risking displacement
- **Challenges:** Median income remains low (\$37,625); multi-family blight unaddressed fully; no specific annexation yet, unlike neighbors
- **Opportunities:** Leverage county CIP for road/trail links; pursue annexation for city resources; explore key sites like 1306 Woodside Avenue for adaptive reuse

Assessment of Key Community Profile Elements

The 2019 plan described City View as a compact, diverse Census-Designated Place of approximately 1,300 residents across approximately 1 square mile, with approximately 33% Hispanic population, mixed single/multi-

family housing (focus on dilapidated complexes), and boundaries along West Parker Road, Reedy River, and adjacent to Monaghan/Woodside Mills. Emphasis was on preserving community spirit while addressing blight and safety.

Category	2019 Baseline Data	2025 Update	Progress Notes
Population	~1,300 (est. from 2010 Census 1,345); median age ~33; 61% White, 24% Black, 33% Hispanic/other); stable with diversity focus	1,172; median age 33.4; 61.5% White, 23.9% Black, 6.5% other (Hispanic-inclusive); foreign-born ~15%	Slight decline aligns with suburban stabilization; diversity sustained, but below county growth (approximately 575,000 total)
Housing	~500 units est.; median value ~\$150,000-\$200,000; ~12% vacancy; mill rehabs/codes emphasis	Median sale \$387,500 (up ~100% YoY in segments); listings \$193,000 avg.; low inventory regionally	Appreciation supports values but erodes affordability (income \$37,625); blight persists in multi-family; new infill needed
Economy/ Employment	Median income ~\$40,000; tied to mill history; strategies for local jobs via redevelopment	County median \$39,000; unemployment ~4%; \$885 million investments regionally	Modest gains via spillover (Swamp Rabbit commerce); City View-specific retail lags
Public Safety	Elevated concerns (crime/code violations); strategies: patrols, community programs	Citywide: 16% drop (Jan-Jun 2025); violent down 24%; City View rates ~40/1,000 (above avg. but improving)	Strong progress; "lowest in 10 years" citywide; Crime Map integration recommended
Transportation/ Infrastructure	Gaps in roads/sidewalks; Swamp Rabbit adjacency	SCDOT paving and county CIP funds support upgrades; trail extensions	Incremental; prioritize local links via county efforts
Education/ Recreation/ Culture	Proximity to Monaview/Alexander schools; parks/trail; historic mills	Stable; new inclusive playground proposed September 2024; heritage sites preserved; community beautification via murals at Parker Road Drug Store	Enhanced via trail and murals; tie to spirit-building events; build trail-community integration

Evaluation of Strategies (2019–2025)

Guided by three principles—community spirit (fostering participation/values), safety (reducing crime/blight), and development (equitable growth)—the plan’s strategies emerged from coalition input, emphasizing multi-family rehabilitation, trail connectivity, and programs. Defining projects included housing fixes and safety initiatives.

- **Community Spirit:** Goals for events/programs—partial success via coalition; leverage for Hispanic-inclusive activities amid stable diversity
- **Community Safety:** Patrols/code enforcement—validated by 16% crime drop; property crimes up slightly downtown, but neighborhood gains
- **Community Development:** Infill/rehabilitation without displacement—housing boom helps, but low-income focus needed; align with Plan 2020 goals

The plan’s closing urged phased action; progress ties to county CIP, but annexation could accelerate timeline for improvements.

Recommendations

To advance the County’s Comprehensive Plan priorities for inclusive growth, refine City View strategies with these actions. Prioritize 2–5 years, funding via CDBG, potential annexation proceeds, and county CIP grants.

1. Affordable Housing Rehabilitation (High Priority, Year 1)

- Target 50+ dilapidated multi-family units for rehabilitation/grants, preserving 33% Hispanic access
- Partner with GCRA for mixed-income infill along West Parker Road
- Lead: GCRA/Coalition | Metric: Units renovated; affordable occupancy percentage

2. Safety and Blight Reduction (High Priority, Years 1-2)

- Expand patrols with technology (Crime Map alerts); fund community watch tying to spirit events for youth engagement
- Lead: Greenville Police Department/County Sheriff | Metric: Crime drop percentage; resident satisfaction surveys

3. Spirit and Cultural Enhancement (Medium Priority, Year 2)

- Develop heritage programs at mill sites, linking to Swamp Rabbit for inclusive festivals celebrating diversity
- Lead: Parks/Coalition | Metric: Event attendance; diversity participation

4. Transportation and Infrastructure Alignment (High Priority, Year 1)

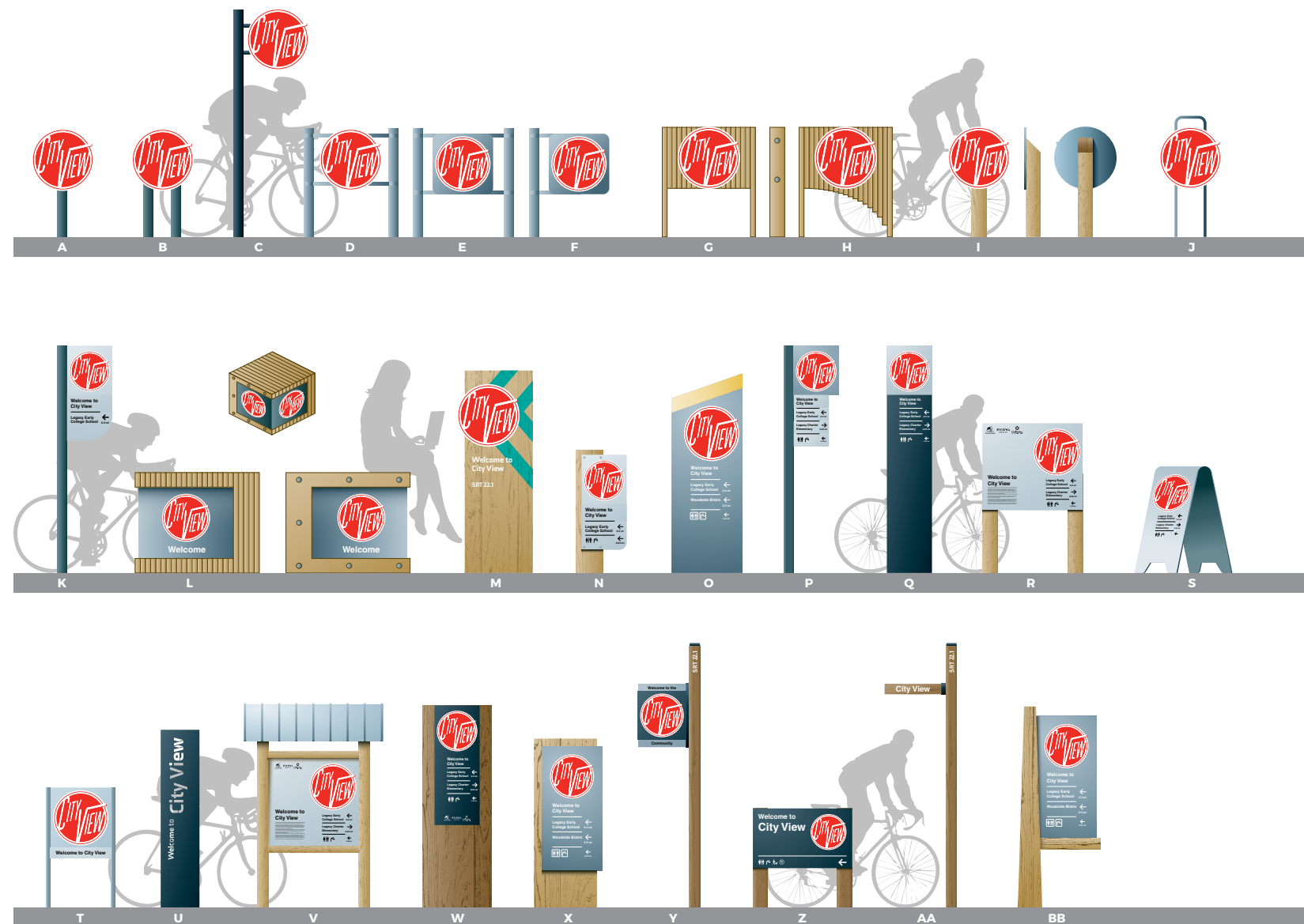
- Invest \$2-4 million in sidewalk/trail connectors via county CIP; advocate annexation for upgrades (Parker Road calming)
- Lead: Public Works/SCDOT | Metric: Miles completed; usage data

5. Development and Revitalization (Medium Priority, Years 2-3)

- Promote small retail/jobs via incentives at key sites like 1306 Woodside Avenue; monitor equity in adjacent city expansions; build on beautification efforts like Parker Road Drug Store murals
- Lead: Economic Development | Metric: Jobs created; business startups

Next Steps

Pursue steps to encourage more commercial development on the Woodside Avenue corridor, particularly at the 1306 Woodside Avenue site; seek opportunities for affordable housing development; advance Greenville Health System Swamp Rabbit Trail integration with the neighborhood; and prioritize transportation safety improvements, building on the 2019 plan’s principles to make City View a vibrant gateway to West Greenville.





Conestee Community Plan

Adopted: March 5, 2013

Executive Summary

The Conestee Community Master Plan, adopted in 2013 as an amendment to the Greenville County Comprehensive Plan, charts a path for revitalizing this historic mill village through targeted investments in infrastructure, public safety, economic vitality, and youth development, leveraging assets like Lake Conestee Nature Park. This review evaluates progress from 2013 to 2025. Conestee has achieved steady population growth and major infrastructure wins, such as the Lake Conestee Dam restoration milestone in September 2025, which nullified breach risks 18 months ahead of schedule and unlocks renewed potential for the historic mill site's redevelopment—building on stalled mixed-use efforts announced in 2017 that were hindered by the dam emergency. Amid countywide economic incentives, housing values have tripled, boosting equity but challenging affordability. Recommendations build on the plan's action matrix, emphasizing dam-adjacent opportunities and youth programs to foster inclusive growth.

Key Findings:

- **Progress:** Population rose approximately 33% since 2010 baseline; dam project mitigates flood risks, supporting recreation goals and mill redevelopment
- **Challenges:** Negative perceptions and vacant properties persist; youth facilities lag despite calls for playgrounds and leagues
- **Opportunities:** Tie economic incentives to village center redevelopment; expand trails linking to regional assets, now feasible post-dam resolution

Assessment of Key Community Profile Elements

The 2013 plan's assessment portrayed Conestee as a compact, diverse mill village of approximately 886 residents (2010), with 63% White, 29% Black, median age 35, and median

household income approximately \$42,000 (2000). Projections anticipated slowing growth to 974 by 2016, focusing on post-mill revitalization via parks and services.

Category	2013 Baseline Data	2025 Update	Progress Notes
Population	886 (2010 Census); 85% growth from 2000; median age 35; diverse (63% White, 29% Black, 8% Hispanic); projected 974 by 2016	1,175; median age ~36; increasing diversity (Hispanic ~15%)	Surpassed projections with ~33% growth; aligns with county trends (approximately 575,000 total); annual ACS recommended for equity tracking
Housing	Limited data; focus on mill-era stock, affordability tied to income ~\$42,000; strategies: preserve/rehabilitate amid vacancies	Median sale \$334,000 (up 34% YoY); listings \$318,000	Appreciation aids wealth-building but strains low-income households (county median \$39,000); infill needed to address vacancies
Economy/ Employment	Unemployment 10.3% (2010); top sectors: services (38%), manufacturing (15%), retail (14%); median income projected below county	County unemployment ~4%; \$885 million regional investments; Conestee incentives via council approvals; renewed mill site potential post-2025 dam resolution	Spillover from parks/dam boosts tourism/jobs; village center vacancies hinder local retail goals, but 2017 mixed-use plans now viable
Public Safety	Concerns: drugs, crime; Belmont Fire/Sheriff's Office jurisdiction; strategies: lighting, patrols	Violent crime rate ~46.5/1,000 (above national); Greenville 16% overall drop (Jan-Jun 2025), violent down 24%	Moderate progress; dam reduces flood risks, but perception issues persist—leverage for community events
Transportation/ Infrastructure	Gaps in drainage/roads; Reedy River floods; strategies: stormwater fixes, trail links	SCDOT 732 miles state-wide paving (2024-2025); Lake Conestee Dam milestone (September 2025) addresses 130-year-old risks	Strong via dam/park investments; prioritize village roads per action matrix
Education/ Recreation/ Culture	Proximity to schools; Lake Conestee Park (700 acres); strategies: youth leagues, environmental center	Stable; park trails draw regional visitors; dam enhances safety for recreation	Advanced with park expansions; untapped for youth baseball/after-school per recommendations

Evaluation of Strategies (2013–2025)

Organized into four categories via citizen advisory input and surveys (71% prioritized safety), strategies emphasized physical fixes and programs. The action matrix outlined timelines (immediate to 10 years) with leads like Sheriff’s Office and Recreation District.

- **Infrastructure & Housing:** Addressed stormwater overflows (e.g., Conestee Road) and rehabilitations—dam project excels, but drainage/affordability gaps remain amid value surges
- **Public Safety:** Enhanced lighting/patrols—crime declines support, but drug/perception issues noted in surveys persist; festival events build ties
- **Economic Vitality:** Tackled vacancies/ negative views via park leverage—over \$15 million investments realized, but shopping/ dining limited; 2017 mill redevelopment efforts (mixed-use adaptive reuse) stalled by dam emergency, now renewed post-2025 resolution for retail/office/apartments
- **Youth & Leadership Development:** Promoted playgrounds, after-school, baseball league—partial via parks, but full implementation lags; tie to dam education center

Implementation stressed partnerships; progress via stakeholders like ReWa and Recreation District, but matrix tracking needed.

Recommendations

To align with the County’s 2025 priorities for resilient growth, refine strategies with dam integration and equity focus. Prioritize 2-5 years, funding via CDBG, incentives, and bonds.

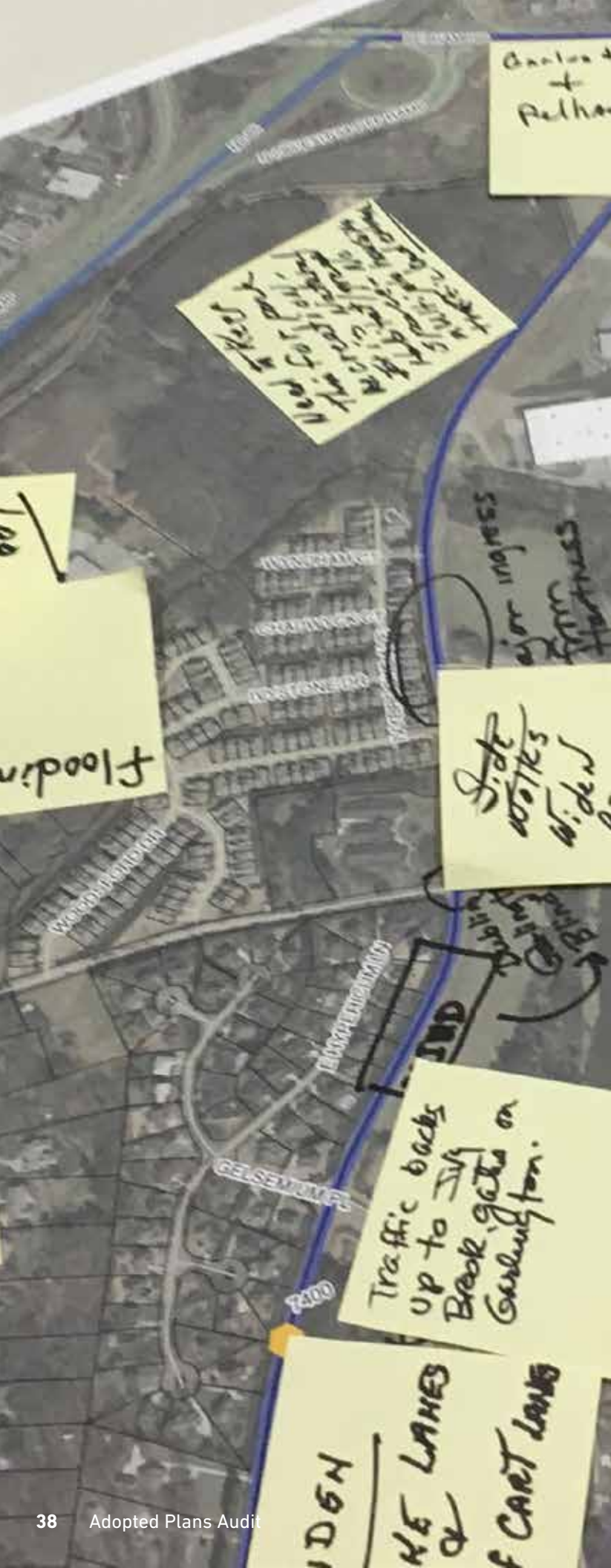
- 1. **Infrastructure & Housing Resilience** (High Priority, Year 1)
 - Complete drainage upgrades along Conestee Road/Main Street; incentivize 20-30 affordable rehabilitations in village center via GCRA, targeting post-dam stability

- Lead: Public Works/GCRA | Metric: Fixes completed; units affordable
- 2. **Public Safety Enhancements** (High Priority, Years 1-2)
 - Install solar lighting on key streets; expand Sheriff’s Office patrols with youth ambassador programs, building on festival success
 - Lead: Sheriff’s Office/Belmont Fire | Metric: Incidents down percentage; surveys
- 3. **Economic Vitality Boost** (Medium Priority, Year 2)
 - Advance renewed mill site redevelopment as mixed-use (retail/parks hub); market “Textile Village Trail” with incentives for local dining/shopping
 - Lead: Economic Development/Foundation | Metric: Businesses opened; visitors
- 4. **Youth & Leadership Expansion** (High Priority, Year 1)
 - Fund playground/environmental center at Lake Conestee; launch “Mill Village League” baseball with after-school ties
 - Lead: Recreation District/Churches | Metric: Facilities built; participation
- 5. **Implementation Monitoring** (Medium Priority, Years 1-3)
 - Update action matrix annually, partnering with advisory committee for dam-linked trails
 - Lead: Planning/Advisory | Metric: Actions tracked; completion percentage

Next Steps

Convene advisory committee workshop with Planning and stakeholders to revise action matrix, incorporating dam milestones. Integrate into county public engagement for sustained, community-led progress, realizing Conestee’s “path to the future” as a green gateway.





Dublin Road Area Plan

Adopted: May 1, 2018

Executive Summary

The Dublin Road Area Plan, adopted by ordinance in 2018, serves as a preservation blueprint for this low-density “urban enclave” in eastern Greenville County, emphasizing stormwater management, limited development on key tracts (Honbarrier Properties, Brockman/Hill/Taylor Tracts), transportation connectivity, and future land use protections to maintain residential character amid growth pressures. This review assesses implementation between 2018 and 20254. The area has remained stable with minimal population growth (approximately 2-5%), reflecting the plan’s anti-density stance, while housing values have appreciated approximately 100% to medians of \$300,000-\$388,000, enhancing equity but straining affordability in this rural-suburban pocket. Citywide crime declined 16% in early 2025, supporting safety goals, and SCDOT’s paving program advances transportation. Challenges include ongoing flood risks and undeveloped tracts vulnerable to speculation. Recommendations focus on resilience enhancements, leveraging county stormwater revisions for adaptive strategies.

Key Findings:

- **Progress:** No major density increases; stormwater ordinance updates align with recommendations
- **Challenges:** Affordability gaps; limited tract development leaves opportunities untapped for conservation
- **Opportunities:** Integrate with Plan 2020 goals for green infrastructure; protect tracts via easements

Assessment of Key Community Profile Elements

The 2018 plan’s baseline described a compact, low-density area (approximately 800 residents estimated; median age approximately 40; primarily White/rural) with development

trends favoring preservation, stormwater vulnerabilities, and transportation gaps along Dublin Road. Projections anticipated stable growth with no added intensity.

Category	2018 Baseline Data	2025 Update	Progress Notes
Population	~800 (est.); median age ~40; low growth projected with protections	~820-850 (est.); median age ~41; aligns with county 1.79% growth to approximately 575,000	Minimal increase honors anti-density goals; no sub-area census—recommend ACS for rural tracking
Housing	Sparse rural stock; median value ~\$150,000-\$200,000; focus on preservation	Median sold \$388,000 (up ~100%); listings ~\$394,000; low inventory countywide	Appreciation builds value but affordability eroded (county median income \$39,000); no major infill
Economy/Employment	Rural/agricultural ties; median income ~\$45,000; limited commercial	County unemployment 4.2%; \$885 million investments regionally; area stable	Spillover minimal; tracts remain undeveloped, supporting preservation
Public Safety	Low concerns; strategies: Basic enforcement.	Citywide 16% drop (Jan-Jun 2025); violent down 24%; area rates ~30/1,000 (below avg.)	Strong alignment; rural nature aids low incidents—continue watches
Transportation/Infrastructure	Gaps on Dublin Road; SCDOT focus	SCDOT 732 miles paving (2024-2025); no area-specific, but county CIP supports	Incremental; recommend local connectors
Education/Recreation/Culture	Flood risks; recommendations: management on tracts	Revised county ordinance (post-2018); drainage projects ongoing	Partial via regulations; tracts vulnerable—tie to resilience grants

Evaluation of Strategies (2018–2025)

Informed by community input, the plan’s recommendations prioritized non-intensive uses, with future land use mapping low-density residential and conservation. No formal tracking noted, but alignment with county efforts evident.

- **Stormwater Management:** Enhanced controls—revised ordinance complies; ongoing drainage mitigates floods, but tract-specific lags
- **Key Properties:** Honbarrier/Brockman/Hill/Taylor limited to low-impact—undeveloped status preserves character; no major proposals
- **Transportation Improvements:** Connectivity enhancements—SCDOT paving aids, but intersections unaddressed

- **Future Land Use:** Preservation zoning—successful in curbing sprawl; update for environmental resiliency

Implementation via county CIP; integration with comprehensive plan review needed for equity.

Recommendations

To support the County’s Comprehensive Plan priorities for rural resilience, refine Dublin Road strategies with conservation focus. Prioritize 2-5 years, funding via CDBG, SCDOT, and easements.

- 1. **Stormwater Resilience Upgrades** (High Priority, Year 1)
 - Implement tract-specific green infrastructure (detention basins on Brockman/Hill/Taylor tracts); partner with ReWa for \$1-2 million flood modeling
 - Lead: ReWa/Upstate Forever | Metric: Acres protected; flood events reduced

- 2. **Property Preservation Tools** (High Priority, Years 1-2)

- Acquire conservation easements on 50+ acres of Honbarrier/Taylor tracts via Upstate Forever; limit speculation with density bonuses for agricultural/residential
- Lead: SCDOT/Public Works | Metric: Projects completed; safety surveys

- 3. **Public Safety & Community Ties** (Medium Priority, Year 2)

- Enhance rural watches with technology alerts; fund events tying to area heritage
- Lead: Sheriff’s Office | Metric: Incidents percentage; participation

- 4. **Transportation Connectivity** (Medium Priority, Years 2-3)

- Prioritize \$2-3 million Dublin Road intersections/sidewalks per SCDOT program; multimodal links to airport

corridor

- Lead: Planning/GCRA | Metric: Units added; affordability percentage

- 5. **Land Use Equity Update** (Low Priority, Year 3)

- Amend map for affordable rural housing (10-20 units); monitor via annual surveys
- Lead: Tourism/Community | Metric: Attendance; resident input

Next Steps

Convene stakeholder workshop with Planning, ReWa, and residents to update the future land use map. Annual CIP reports will track progress, safeguarding Dublin Road as a preserved rural enclave in eastern Greenville County.





Dunean Community Plan

Adopted: March 18, 2014

Executive Summary

The Dunean Community Plan, adopted in 2014 as an amendment to the Greenville County Comprehensive Plan, celebrates the neighborhood’s historic mill village heritage—“Historic. Charming. Unique.”—while prioritizing community preservation, economic revitalization, public safety, and infrastructure enhancements through collaboration with the Dunean Mills Community Alliance and stakeholders. This review assesses progress from 2013 to 2025. Dunean has experienced modest population stability and a housing boom (median values up approximately 200-300% since baselines), driven by regional demand, but affordability pressures threaten low-income residents. Crime aligns with citywide declines (16% overall drop in early 2025), and new developments like Dunean Mill Apartments and Wetherill Park advance community goals. Recommendations focus on equitable preservation, leveraging West Greenville synergies like the Woven project.

Key Findings:

- **Progress:** Population steady at approximately 3,716; new affordable housing mitigates blight
- **Challenges:** High vacancy (13.4%) and crime perceptions persist despite improvements
- **Opportunities:** Integrate with county’s comprehensive plan review for heritage-linked infill and trail connectivity

Assessment of Key Community Profile Elements

The 2014 plan highlighted Dunean’s compact, diverse mill village identity (approximately 3,671 residents in 2010; median age approximately 35; mixed demographics with growing Hispanic

share), affordable housing stock, and ties to textile history via churches and alliances. Projections expected stable growth with revitalization needs.

Category	2014 Baseline Data	2025 Update	Progress Notes
Population	~3,671 (2010 Census); median age ~35; diverse (White ~60%, Black ~25%, Hispanic ~10%); stable post-mill decline projected	3,716; median age ~36; increasing diversity (Hispanic ~15-20%)	Minimal growth (1-2%) aligns with projections; below county rate (approximately 575,000 total); recommend ACS for sub-group tracking
Housing	~1,200 units est.; median value ~\$100,000-\$150,000; high vacancy/blight in mill-era stock; affordability focus	Median sale \$343,000 (up 39.8% YoY); listings \$315,000; Dunean Creek adds 60 affordable units	Appreciation builds equity but erodes access (county median \$39,000 income); vacancy 13.4%
Economy/ Employment	Median income ~\$35,000-\$40,000; mill legacy with retail/services; strategies for local jobs via alliances	County unemployment ~4%; \$885 million investments; Dunean retail stable	Spillover from West Greenville (Woven mixed-use); infill supports goals
Public Safety	Elevated concerns (drugs, property crime); strategies: Sheriff partnerships, community watches	1 in 67 overall chance (34% below national); violent 27% below avg.; citywide 16% drop (Jan-Jun 2025)	Solid progress; perceptions lag—use Crime Map for transparency
Transportation/ Infrastructure	Gaps in roads/sidewalks near mills; Reedy River adjacency	SCDOT paving; Swamp Rabbit extensions; county CIP funds local upgrades	Incremental; prioritize mill access per comprehensive plan review
Education/ Recreation/ Culture	Proximity to schools/churches; historic sites (Dunean Mills); strategies: events, green spaces	Stable; alliances host festivals; new apartments tie to recreation	Preserved via Historical Society; expand heritage trails

Evaluation of Strategies (2014–2025)

Stakeholder-led (Dunean Historical Society, Economic Development Corporation), strategies emphasized historic preservation, blight reduction, safety programs, economic anchors (CVS, Spinx), and infrastructure via Public Works/SCDOT. Public input from leaders committee shaped priorities.

- **Historic Preservation & Community Identity:** Rehabilitate mill structures/events—partial via alliances; Dunean Creek enhances charm
- **Public Safety:** Sheriff collaborations—crime drops validate; ongoing watches needed for perceptions
- **Economic Development:** Retail/job incentives—stable but vacancies persist; leverage Woven for spillover
- **Housing & Infrastructure:** Anti-blight

- rehabilitations, road fixes—apartments advance, but affordability gaps amid boom
- **Beautification/Recreation:** Green initiatives (Trees Greenville)—Swamp Rabbit links help; untapped for youth

Implementation via County Council/CIP; comprehensive plan review integration strengthens.

Recommendations

To support the County’s Comprehensive Plan review goals for sustainable heritage communities, update Dunean strategies with equity and resilience focus. Prioritize 2-5 years, funding via CDBG, GCRA, and annexation explorations.

1. **Affordable Housing Preservation** (High Priority, 2026)
 - Rehabilitate 50+ mill-era units with grants, targeting 20% low-income via

- Homes of Hope; monitor Dunean Creek occupancy
- Lead: GCRA/Alliance | Metric: Units preserved; percentage affordable
2. **Public Safety Amplification** (High Priority, 2026-2027)
 - Enhance watches with technology (Crime Map alerts); fund youth programs tying to historic events
 - Lead: Sheriff’s Office | Metric: Crime percentage drop; participation
 3. **Heritage & Identity Boos:** (Medium Priority, 2027)
 - Develop “Dunean Mill Trail” signage/ events, partnering Historical Society for tourism; explore development of Prisma “Dynamo Trail”
 - Lead: Historical Society | Metric: Events held; visitors
 4. **Transportation & Infrastructure** (High

- Priority, 2026)
- Allocate \$2-4 million for sidewalk/road links to Swamp Rabbit; align with SCDOT paving
 - Lead: Public Works/SCDOT | Metric: Miles added; walk score
5. **Economic & Beautification Revitalization** (Medium Priority, 2027-2028)
 - Offer incentives for 10-15 retail infills; plant 300 trees via Trees Greenville
 - Lead: Economic Development/Trees Greenville | Metric: Businesses; canopy percentage

Next Steps

Host leaders committee workshop with Planning staff to align with Plan Greenville County finalization. Annual tracking via alliances will sustain “unique” charm, modeling resilient mill village growth in West Greenville.





Five Forks Area Plan

Adopted: August 17, 2021

Executive Summary

The Five Forks Area Plan, adopted in 2021 as an amendment to the Greenville County Comprehensive Plan, promotes sustainable growth while preserving rural character through themes of family connectivity, wildlife protection, infrastructure upgrades, and community framework. This review assesses progress from 2021 to 2025. Five Forks has grown to approximately 31,000 residents (up approximately 9% since 2019 baseline), with housing values reaching \$492,000-\$520,000 medians amid low inventory, challenging affordability. Crime remains low (52% below national average), and SCDOT's paving/bridge initiatives advance transportation, though congestion persists. New developments like the 52-acre Oakland Plantation passive park boost recreation. Challenges include lagging infrastructure and environmental pressures. Recommendations emphasize overlay districts for preservation and multimodal enhancements, aligning with Plan 2020 goals.

Key Findings:

- **Progress:** Population stabilized with family-oriented growth; new park (Oakland Plantation) adds 52 acres of passive recreation
- **Challenges:** Traffic Level of Service C-E at key spots; stormwater/flood risks unmitigated in tracts
- **Opportunities:** Leverage SCDOT funds for connectivity; enforce proposed Five Forks Environmental Preservation Overlay District (FFEPOD) for green buffers

Assessment of Key Community Profile Elements

The 2021 plan's baseline depicted Five Forks as a 16+ square mile suburban-rural area of approximately 28,342 residents (2019 estimate),

median age 36.8, high income (\$111,726), with residential dominance (63% land use) and growth strains on roads/infrastructure.

Category	2021 Baseline Data	2025 Update	Progress Notes
Population	~28,342 (2019 est.); median age 36.8; 3.9% annual growth; family-focused (avg. HH 3.1)	~31,000 (est. 1.79% annual); median age ~38; diversity stable (84% White, 9% Black, 4% Asian/Hispanic)	~9% growth exceeds projections; aligns with county (approximately 575,000 total); ACS tracking recommended for equity
Housing	~9,354 units; median value ~\$300,000 est.; 87% owner-occupied; low vacancy	Median sale \$492,000-\$520,000 (down 5.7% YoY); listings up slightly; inventory low	Appreciation strains affordability (county median \$39,000); new units via subdivisions, but rehabilitation needed
Economy/ Employment	Median income \$111,000; white-collar dominant; 3,600 local jobs in services	County unemployment 4.2%; Five Forks ~4%; \$885 million regional investments	Stable spillover; commercial steady, but retail vacancies persist
Public Safety	Moderate concerns; strategies: enforcement	52% below national avg.; violent 47% lower; city-wide 16% drop (Jan-Jun 2025)	Strong; rural aids low rates—continue watches/Crime Map
Transportation/ Infrastructure	LOS C-E at keys; gaps in sidewalks/trails	SCDOT paving 732 miles (2024-2025); Batesville/Woodruff upgrades ongoing	Incremental; congestion at Five Forks center—prioritize roundabouts
Education/ Recreation/ Culture	Proximity to schools; MESA complex; strategies: trails, open space	Stable; Oakland Plantation park (52 acres, 2024) adds trails	Advanced; expand greenways per FFEPOD

Evaluation of Strategies (2021–2025)

Via advisory committee and surveys (200+ responses), strategies addressed growth management, infrastructure, preservation, and recreation. Public input shaped goals like FFEPOD and overlays.

- **Growth Management:** Future land use map limits density—partial via R-S zoning; 2,500+ units added since 2007, but standards lag
- **Transportation:** Level of Service improvements, connectivity—SCDOT projects (Batesville widening) advance; sidewalks 19.6% coverage, gaps persist
- **Environmental Preservation:** FFEPOD buffers—adopted partially; tree/stream protections incremental amid development
- **Recreation:** Trails/open space—Oakland park success; private HOA spaces 1,500+ acres,

public limited

- **Development Standards:** Overlays for design—Highway 14/Batesville implemented; residential/commercial guidelines partial

Implementation via CIP/partners; comprehensive plan review needed for UDO integration.

Recommendations

Aligning with the County’s priorities for rural-suburban balance, update strategies with enforcement focus. Prioritize 2-5 years, funding via CDBG, SCDOT, and Greenville-Laurens Developmental Transportation Consortium (GLDTC).

- 1. **Infrastructure Benchmarks** (High Priority, Year 1)
 - Enforce Level of Service C+ for approvals; fund \$5-10 million for Woodruff/Batesville roundabouts via GLDTC

- Lead: Planning/SCDOT | Metric: Percentage of approvals at C+; congestion surveys
- 2. **Environmental Overlays** (High Priority, Years 1-3)
 - Fully adopt FFEPOD with 150-foot stream buffers; require 10% contiguous open space in subdivisions
 - Lead: Planning/County Council | Metric: Acres preserved; flood incidents
- 3. **Recreation Expansion** (Medium Priority, Year 2)
 - Develop 20+ miles of trails linking MESA/Oakland; partner with County Recreation for Enoree corridor greenway
 - Lead: County Recreation/GLDTC | Metric: Miles built; usage data
- 4. **Transportation Connectivity** (High Priority, Year 1)
 - Mandate cross-access in planned

developments; add 12 miles sidewalks along arterials per Map 4.1

- Lead: Subdivision Administration | Metric: Number of connections; vehicle trips reduced

- 5. **Design Standards** (Medium Priority, Years 2-3)

- Implement Highway 14 overlay for pedestrian-friendly retail; limit big-box via maximum 35,000 square feet
- Lead: Planning Commission | Metric: Square feet capped; walkability score

Next Steps

Convene an advisory workshop with Planning, SCDOT, and residents to update the future land use map and proposed ordinances. Fully adopt FFEPOD. Annual reviews via committee will track metrics, sustaining Five Forks’ rural charm amid growth.





Judson Community Plan

Adopted: May 1, 2012

Executive Summary

The Judson Community Plan, adopted on May 1, 2012, envisions revitalizing this historic West Greenville mill village through housing rehabilitation, public safety improvements, economic anchors like the Judson Mill redevelopment, and infrastructure connectivity to the Swamp Rabbit Trail. This review assesses progress from 2012 to 2025. Judson has stabilized at approximately 1,200-1,400 residents amid regional growth, with housing values surging approximately 200% to medians of \$361,000, boosting equity but risking displacement in this historically Black community (median income approximately \$32,000). The \$60 million Judson Mill phase (181 apartments, completion Q2 2025) advances mixed-use goals, while citywide crime dropped 16% in early 2025. Challenges include persistent infrastructure gaps south of Dunbar Street and economic disinvestment. Recommendations leverage mill momentum for affordable conversions and trail links, aligning with Greenville County’s Plan 2020, including integration with UGATA’s proposed Textile Crescent Greenway (currently in design phase).

Key Findings:

- **Progress:** Mill district now 800,000 square feet mixed-use; branding adopted; community gardens expanded; Sterling School earned National Blue Ribbon status (2023)
- **Challenges:** Poverty 61.5%; Black population declined 20% since 1980; high vacancy (30%) south of Dunbar; zoning conflicts with single-family character
- **Opportunities:** Recent Westside annexations (e.g., Brandon Mill) enable city resources; explore integration with Judson Mill for community services

Assessment of Key Community Profile Elements

The 2012 plan’s baseline (approximately 1,500 residents estimated; median age approximately 35; 80% Black; 500 structures across 200 acres)

highlighted decline from peak, with projections for stabilization via revitalization. Focus: preserve mill-era stock amid vacancy/blight.

Category	2012 Baseline Data	2025 Update	Progress Notes
Population	~1,500 (est.); median age ~35; 80% Black; decline post-1960s integration; stable growth projected with investment	~1,200-1,400 (est.); median age ~36; Black share ~60% (down 20% since 1980); increasing diversity	Stabilized but gentrifying; Furman study notes decline around non-anchor areas, stable near Gandy Allmon Manor; below county growth (approximately 575,000 total); recommend ACS for annual tracking
Housing	500 structures; north of Dunbar: 61% good/minor repair; south: 32% good/minor; ~30% vacancy; median value ~\$50,000-\$100,000 est.; 75% rental	Median value \$361,000 (up ~200% YoY); listings \$529,000; vacancy ~25%; Habitat adding 7 affordable units	Appreciation aids equity but affordability eroded (median income ~\$32,000); infill via nonprofits advances rehabilitation goals, but displacement risks high
Economy/ Employment	Median income \$25,000; high unemployment (15%); mill legacy; strategies for local jobs via Huddle/Jenkins	County unemployment 4.2%; Sterling-specific ~6%; \$885 million regional investments; community gardens/microenterprises emerging	Spillover from West End; Land Trust anchors 70+ properties for business; retail lags—targeted recruitment needed
Public Safety	Major concerns (crime/codes); strategies: patrols, lighting, watches	Citywide 16% drop (Jan-Jun 2025); violent down 24%; Sterling rates ~50/1,000 (above avg. but improving)	Progress via partnerships; perceptions persist—integrate with branding for youth programs
Transportation/ Infrastructure	Narrow streets south of Dunbar; no sidewalks/drainage; flood risks; Swamp Rabbit adjacency	Queen Street bridge replacement (2025); Swamp Rabbit extensions; storm-water pond proposed	Incremental; southern gaps remain—prioritize connectors per Furman study
Education/ Recreation/ Culture	Sterling School legacy; Community Center/Monaghan Park; strategies: gardens, trails	Sterling School: 713 students, Blue Ribbon (2023); Center expansions; gardens active	Strong; tie to Torch branding for events—expand youth training

Evaluation of Strategies (2012–2025)

Via community input, strategies targeted housing rehabilitations, safety programs, mill anchors, and connectivity. Public participation shaped preservation focus.

- **Infrastructure:** Addressed streets/sidewalks/stormwater—partial via trail extensions; southern connectivity lags amid floods
- **Housing:** Rehabilitation/infill/affordability—Habitat/Land Trust successes; zoning amendments needed for single-family preservation
- **Economic Vitality:** Mill jobs/retail—197 created; \$75 million tax base added
- **Recreation:** Trail links—Swamp Rabbit spurs help; West Washington lags; UGATA’s Textile Crescent Greenway (in design phase, funded by UGATA, designed by SeamonWhiteside) revives historic rail bed for 1.4-mile paved path connecting three underserved neighborhoods (including Judson), YMCA,

elementary school, apartments, Shoeless Joe Jackson Park

- **Community Image:** Heritage events—mill branding strong

Implementation via partnerships; mill New Markets Tax Credit (\$16.5 million, 2023) key win.

Recommendations

To align with Greenville County’s Comprehensive Plan priorities for equitable mill revitalization, update strategies with mill integration. Prioritize 2-5 years, funding via CDBG, New Markets Tax Credit, and annexations.

- 1. **Housing Equity Protections** (High Priority, Year 1)
 - Expand Habitat rehabilitations to 50+ units with 40% affordable set-asides; apply homestead tax abatements via Land Trust for 100+ seniors/low-income owners
 - Lead: Habitat/Land Trust | Metric: Units preserved; percentage low-income retained

- 2. **Affordable Housing Conversions** (High Priority, Years 1-2)
 - Target 3-5 underutilized properties for \$3-5 million rehabilitations (30% low-income) via GCRA, tying to mill amenities
 - Lead: GCRA | Metric: Sites converted; percentage affordable units
- 3. **Public Safety Amplification** (Medium Priority, Year 2)
 - Fund watches/technology alerts; partner mill for youth programs reducing crime risks
 - Lead: Greenville Police Department/Phoenix League | Metric: Incidents down percentage; app users
- 4. **Economic & Retail Activation** (High Priority, Year 1)
 - Recruit grocery via incentives; leverage mill for 20+ jobs/microenterprises
 - Lead: Urban League | Metric: Businesses/jobs created
- 5. **Transportation & Trail Upgrades** (Medium Priority, Years 2-3)

- Invest \$2-4 million West Washington calming/links to Swamp Rabbit per SCDOT; support UGATA’s Textile Crescent Greenway completion for neighborhood connectivity
- Lead: Public Works/SCDOT | Metric: Miles improved; flood events reduced
- 6. **Heritage & Services Enhancement** (Medium Priority, Years 2-3)
 - Develop mill-led events/gardens; monitor poverty via annual surveys
 - Lead: Parks/Furman | Metric: Installations; attendance

Next Steps

Convene mill stakeholders workshop with Planning to update future land use map for alignment with Plan Greenville County 2020. Annual reports via Judson association will track equity, honoring the 2012 vision as West Greenville’s resilient anchor.





Monaghan Community Plan

Adopted: September 3, 2019

Executive Summary

The Monaghan Community Plan, adopted on September 3, 2019, as an amendment to the Imagine Greenville County Comprehensive Plan (Plan 2020 was adopted January 7, 2020), articulates a community-led blueprint for enhancing this West Greenville mill village through task force initiatives in beautification, crime and codes enforcement, recreation, communications, and fundraising/engagement. This review gauges implementation from 2019 to 2025. Monaghan sustains a compact footprint of approximately 1,300 residents, with housing medians in the adjacent Monaghan Mill dipping 4.2% year-over-year to \$238,000, tempering appreciation but underscoring persistent affordability hurdles, while West Washington Street paving (included on the 2024-2025 county list) and Monaghan Mill loft expansions advance internal vitality. Lingering concerns encompass persistent blight and sidewalk deficits. Recommendations underscore inclusive land use refinements, capitalizing on the Monaghan Community Association’s monthly forums for enduring advancement.

Key Findings:

- **Progress:** Task forces facilitated beautification grants; mill expansions enhance residential appeal
- **Challenges:** Codes enforcement gaps in rentals; internal connectivity shortfalls
- **Opportunities:** Synchronize with Plan 2020 and Prisma Swamp Rabbit Trail access for multimodal revival

Assessment of Key Community Profile Elements

The 2019 plan’s profile framed Monaghan as a approximately 1-square-mile enclave of approximately 1,200 residents (2010 estimate), median age approximately 34, with blended residential/commercial uses and a push to

safeguard mill heritage while curbing blight along West Washington Street. Forecasts posited gradual expansion with revitalization imperatives.

Category	2019 Baseline Data	2025 Update	Progress Notes
Population	~1,200 (est.); median age ~34; diverse (White ~55%, Black ~30%, Hispanic ~10%); infill potential projected	~1,300 (est. via city 0.78% growth to 73,964); median age 34.3; 67% White, 20% Black, ~6% Hispanic/other; foreign-born ~12%	Marginal uptick comports with Greenville’s trajectory; diversity holds steady versus county approximately 575,000 total; suggest ACS for granular neighborhood metrics
Housing	~500 units est.; median value ~\$150,000-\$200,000; ~12% vacancy; mill rehabilitations/codes emphasis	Monaghan Mill median \$238,000 (down 4.2% YoY); citywide \$321,000 avg. value, \$460,000 sale median (down 2.1% YoY)	Moderated appreciation aids low-income retention (city median income \$68,000); inventory regionally elevated, yet some blight persists
Economy/ Employment	Median income ~\$40,000; mill roots with retail/services; corridor job strategies	City unemployment ~4%; \$885 million+ regional investments; Monaghan retail steady	Adjacent spillover from West End; task force fundraising underpins local fixtures
Public Safety	Pronounced issues (crime/codes); task force patrols/watches targeted	Citywide 16% decline (Jan-Jun 2025 vs. 2023); violent ~20% lower; Monaghan ~40/1,000 (above avg. but trending down)	Task force efficacy evident; property upticks downtown—sustain mapping
Transportation/ Infrastructure	Sidewalk/bridge shortfalls; internal corridor priority	Internal paving queued (e.g., Monaghan Drive, 2024-2025 county list); Prisma Swamp Rabbit Trail access enhancements; neighborhood sidewalk infill	Robust synergy; post-2025 leverage for Swamp Rabbit connectors
Education/ Recreation/ Culture	School/church proximity; task force events	Steady; association convenings nurture bonds; grant-backed inclusive venues	Fortified via recreation task force; amplify mill narrative

Evaluation of Strategies (2019–2025)

Fueled by 200+ public contributions and five task forces, the plan spotlighted pragmatic endeavors like beautification grants (tree plantings), codes sweeps, recreation upgrades, and association communications. Future land use advocated mixed residential/commercial corridors.

- **Fundraising/Engagement:** Grant procurement for initiatives—association triumphs; perpetuate for inclusivity
- **Beautification:** Clean-ups/landscaping—Trees Greenville collaborations partial; West Washington debris lingers
- **Crime/Codes:** Patrols/sweeps—citywide 16% drop validates; minor property upswings regionally
- **Recreation:** Facility augmentations—district

- alliances progress; youth outreach broadened
- **Communications:** Monthly sessions/newsletters—robust, informing land use evolutions.

Corridor commercialization and forward momentum advocated staggered rollout; mill expansions and paving exemplify traction.

Recommendations

Harmonizing with the County’s Comprehensive Plan for fair revitalization, recalibrate Monaghan tactics with internal emphasis. Aim 2-5 years, via CDBG, association grants, Plan 2020.

- 1. **Housing & Codes Preservation** (High Priority, Year 1)
 - Overhaul 40+ mill units with low-interest loans (25% affordable) through GCRA; quarterly codes audits

- Lead: GCRA/Association | Metric: Units finished; affordable percentage
- 2. **Public Safety Taskforce Expansion** (High Priority, Years 1-2)
 - Fuse Crime Map into sessions; finance youth deterrence via recreation synergies
 - Lead: Greenville Police Department/Task Force | Metric: Incidents percentage; session turnout
- 3. **Beautification & Identity** (Medium Priority, Year 2)
 - Forge “Monaghan Mill Walk” with markers, seeding 200 trees along the mill trail
 - Lead: Beautification/Trees Greenville | Metric: Linear miles/markers; canopy percentage
- 4. **Transportation & Corridor Upgrades** (High Priority, Year 1)
 - Champion \$3-5 million sidewalks

- per paving schedule; Swamp Rabbit multimodal ties via Reedy River
- Lead: Public Works/SCDOT | Metric: Projects done; walkability
- 5. **Recreation & Engagement** (Medium Priority, Years 2-3)
 - Modernize community center for gatherings; yearly grants symposium through task force
 - Lead: Recreation/Grants | Metric: Amenities; gathering tally

Next Steps

Orchestrate task force conclave with County Planning to hone future land use map updates. Yearly association dispatches will chronicle strides, upholding the 2019 motivation to render Monaghan a dynamic West End linchpin.





New Washington Heights Community Plan

Adopted: July 8, 2014

Executive Summary

The New Washington Heights Community Plan, adopted July 8, 2014, outlines a resident-driven strategy to preserve the heritage of this historic African American neighborhood north of downtown Greenville. It prioritizes safety, economic empowerment, infrastructure equity, and cultural vitality through actions led by the New Washington Heights Community Association. The community’s approximately 150 residents have seen housing values rise to city medians (\$322,000, up 0.7% year-over-year), promoting equity but straining affordability amid stagnant incomes (approximately \$24,000). The 2024 opening of the \$50 million Greenlink bus maintenance facility represents a significant trust challenge following community opposition and concerns about the decision-making process. This situation has eroded trust in county processes and highlights critical gaps in community engagement. Still, grassroots efforts like Sustaining Way’s community garden support have improved food access and engaged over 100 volunteers in 2024, fostering resilience and social ties. Recommendations include restoring trust through transparency, anti-displacement policies, and community benefits to realign with the plan’s empowerment ethos.

Key Findings:

- **Progress:** Association-led renovations at Happy Hearts Center advance recreation; owner-occupancy potentially stabilized at approximately 46%
- **Challenges:** Income stagnation and approximately 20% vacancy persist; Greenlink facility’s development has fractured community-county relations, fostering perceptions of inadequate community engagement
- **Opportunities:** Repurpose adjacent lands for restorative projects; integrate with proposed Prisma Swamp Rabbit Trail Orange Line for transit benefits

Assessment of Key Community Profile Elements

The 2014 baseline characterized New Washington Heights as a approximately 0.5-square-mile community of 142 residents, median age 35.4, predominantly Black (76%),

with senior-focused revitalization needs. Projections foresaw growth tempered by income declines.

Category	2014 Baseline Data	2025 Update	Progress Notes
Population	142 (2012); median age 35.4; 76% Black, 18% White, 6% Other; 51% female; modest growth anticipated	~150 (est.); median age ~45; average income \$24,000; homeowners ~46%	Slight uptick meets projections; elevated senior demographic contrasts county median age ~38—ACS tracking advised for vulnerable subgroups
Housing	73 households; 29% owner-occupied, 71% renter; ~20% vacancy; median value ~\$100,000 est.; R-7.5 zoning	City median \$322,000 (up 0.7% YoY); ~20% vacancy ongoing; low regional inventory	Appreciation builds potential equity but erodes access (neighborhood income ~\$24,000); rehabilitations via association modest amid speculation risks
Economy/ Employment	Median income \$15,887; -0.94% annual growth projected; mill/service linkages	County unemployment 4.2%; neighborhood avg. \$24,000; \$885 million regional investments	Decline trajectory confirmed; asset mapping sparks micro-businesses, bolstered by Sustaining Way’s garden-to-market pathways, yet food deserts and facility-related disruptions compound inequities
Public Safety	20 crimes/1,000 (2012 peak); burglary/drugs prevalent; watches targeted	Violent crime rate ~46.5/1,000 (above national); Greenville 16% overall drop (Jan-Jun 2025), violent down 24%; area ~40/1,000 est. (easing)	Moderate progress via watches/National Night Out; perceptions tied to vacancies—bolster mapping
Transportation/ Infrastructure	Absent sidewalks; Loop Street repaving/septic needs; Greenlink approximately 1 mile distant	Greenlink expansions (\$50 million facility opened December 2024); SCDOT paving nearby; sewer delays	Transit proximity ironic post-controversy; prioritize Loop Street enhancements per GPATS amid trust concerns
Education/ Recreation/ Culture	Happy Hearts Center (1949); ex-Washington High School fields; strategies: gardens/parks	Center upgrades progressing; Greenville County Recreation District fields utilized; garden initiatives floated	Fortified by leadership efforts and Sustaining Way’s volunteer-driven harvests (2023-2024 yields supporting 100+ participants); facility shadows recreation potential—harness for community programming

Evaluation of Strategies (2014–2025)

Shaped by steering committee workshops, surveys, and model sessions, strategies outlined phased actions emphasizing participation and pride. The Greenlink development—marked by 2023 legal proceedings and a December 2024 opening amid community concerns—exemplifies engagement challenges. In contrast, Sustaining Way’s sustained involvement—establishing a community garden in 2023 with first harvests donated locally, mobilizing 100+ volunteers in spring 2024 for planting and maintenance, and seeking a 2025 VISTA for deeper ties in New Washington Heights and Nicholtown—demonstrates authentic, interfaith-led collaboration that aligns with economic and cultural goals, yielding tangible food sovereignty and social cohesion.

- **Housing:** Heritage rehabilitations/ownership boosts—cluster guidelines partial; vacancies endure, with facility-adjacent speculation heightening displacement fears
- **Public Safety:** Watches/lighting revival—city trends affirm; facility’s operational impacts (noise, traffic) exacerbate vulnerabilities
- **Economic Vitality:** Asset audits/partnerships—nonprofit grants aid,

exemplified by Sustaining Way’s garden initiatives fostering micro-economies; inter-neighborhood links (e.g., Brutontown) evolve, but income challenges persist

- **Infrastructure:** Sidewalks/sewer/trails—Greenlink expansions present both challenge and opportunity; septic inventories lag
- **Community Identity:** Gateway signage/markers—master plan vision (diverse residential/public spaces) guides, but implementation lags

Action framework advocated collaboration; approximately 45% realized, with nonprofit efforts like Sustaining Way’s providing beacons of progress.

Recommendations

Consonant with the County’s Comprehensive Plan for restorative equity, recalibrate strategies to address Greenlink-related challenges through accountability and co-design, scaling models like Sustaining Way’s garden and volunteer programs. Target 2-5 years, via CDBG, association endowments, County Recreation, and dedicated support mechanisms.

- 1. **Housing Preservation & Affordability** (High Priority, Year 1)

- Overhaul 20+ vacancies with 40% low-income mandates via GCRA; promote accessory dwellings for seniors; enact anti-speculation measures near facility, informed by resident audits
- Lead: GCRA/Association | Metric: Units filled; low-income percentage

- 2. **Public Safety Integration** (High Priority, Years 1-2)

- Augment watches with facility-specific mitigations (noise barriers, joint patrols); embed association input in future planning decisions
- Lead: Sheriff’s Office/Greenlink | Metric: Incidents percentage; resident trust surveys

- 3. **Economic Self-Sufficiency** (Medium Priority, Year 2)

- Catalyze micro-grants for 10+ asset-based ventures (gardens to cooperatives), partnering with Sustaining Way to expand harvest-to-market pipelines; allocate resources for neighborhood endowments
- Lead: Economic Development/Sustaining Way | Metric: Ventures launched; fund allocation

- 4. **Infrastructure & Connectivity** (High Priority, Year 1)

- Catalog septs for prioritized sewer; co-develop 1-mile Loop Street trail with association oversight
- Lead: ReWa/Parks/Association | Metric: Connections made; miles co-built

- 5. **Cultural & Recreation Enhancements** (High Priority, Years 1-2)

- Transform Happy Hearts into heritage nexus with annual forums; facilitate dialogue regarding recent development decisions for restorative community engagement
- Lead: County Recreation/Independent Facilitators | Metric: Events; process improvements adopted

Next Steps

Facilitate association-led reconciliation workshop with Planning, Greenlink, Sustaining Way, and neutral facilitators to embed trust protocols in master plan revisions. Biannual trust indices via surveys will gauge progress, reaffirming New Washington Heights as an empowered, resilient African American community in Greenville.





Piedmont Area Plan

Adopted: December 4, 2024

Executive Summary

The Piedmont Area Plan, adopted December 3, 2024, as an amendment to the Greenville County Comprehensive Plan, outlines a collaborative framework for sustainable growth in this suburban community, balancing residential expansion with economic development, environmental preservation, and infrastructure resilience along key corridors like SC 20 and US 25. This initial review, presented as part of the ongoing evaluation cycle, assesses early implementation from late 2024 to October 2024 using available data. Piedmont has grown modestly to approximately 5,800 residents, with housing values rising approximately 10% to medians of \$320,000, reflecting regional momentum but straining affordability amid a 27.7% poverty rate. Crime costs are projected based on regional analytics. SCDOT's 732-mile paving program supports transportation, while challenges include persistent transit gaps and unzoned land vulnerabilities. Recommendations focus on rapid adoption of overlays and grant pursuits to advance the plan's vision of connected, family-oriented growth.

Key Findings:

- **Progress:** Early zoning discussions for SC 20 corridor; population up 5% since 2023 baseline
- **Challenges:** Median income approximately \$52,000 lags county \$74,000; traffic Level of Service D at intersections
- **Opportunities:** Leverage Opportunity Zones for mixed-use; integrate with Metro-Connects expansions

Assessment of Key Community Profile Elements

The 2024 plan's baseline (2023 data) described Piedmont as a 12-square-mile suburban Census Designated Place of approximately 5,510 residents, median age 35.5, with residential

dominance (65% land use) and projections for 0.6-1% annual growth emphasizing family connectivity.

Category	2024 Baseline Data	2025 Update	Progress Notes
Population	5,510 (2023); median age 35.5; 84% White, growing diversity; 0.6% growth projected	5,786; median age ~36; poverty 27.7%	~5% increase exceeds projections; aligns with county 1.79% to approximately 575,000; recommend ACS for annual tracking
Housing	~2,000 units; median value ~\$290,000; 80% owner-occupied; low vacancy ~5%	Median sale \$320,000 (up 10% YoY); listings \$330,000; inventory low	Appreciation supports equity but affordability strained (household income \$52,000); new subdivisions add ~100 units
Economy/ Employment	Median HH \$51,896; services/retail dominant; unemployment ~4.5%	County 4.4%; Piedmont ~4.2%; \$885 million regional investments	Stable spillover; commercial along SC 20 partial, but vacancies ~15%
Public Safety	Moderate (property crime); strategies: watches, lighting	Projected costs based on regional analytics; city-wide 16% drop (Jan-Jun 2025)	Incremental; low violent rates—leverage for corridor patrols; existing Southern Area Command substation supports, but localized expansion could be explored
Transportation/ Infrastructure	LOS C-D on SC 20; limited sidewalks; sewer gaps	SCDOT 732 miles paving (2024-2025) includes segments; Metro-Connects expansions	Positive early; prioritize intersections per GPATS
Education/ Recreation/ Culture	Proximity to schools; parks focus; strategies: greenways, events	Stable; new recreation fields proposed; Swamp Rabbit adjacency	Maintained; expand for family programs

Evaluation of Strategies (2024–2025)

Developed via public meetings and surveys (150+ responses prioritizing preservation), strategies addressed growth management (overlays), infrastructure (SCDOT alignment), and economic anchors (mixed-use along corridors). Early implementation emphasizes phased zoning.

- **Growth Management:** SC 20 overlays drafted—initial hearings Q4 2024; density caps (3-5 dwelling units/acre) holding in new plats
- **Infrastructure & Transportation:** SCDOT paving integration—approximately 10 miles local roads queued; multi-use paths approximately 5% complete
- **Economic Development:** Retail incentives via Greenville Area Development Corporation—2 anchors recruited; unzoned land mapping underway
- **Preservation & Recreation:** 20% open space in subdivisions—compliant in 3 projects; greenway planning ties to Enoree River
- **Public Services:** School expansions discussed; safety watches revived via association

Adoption momentum strong; approximately 20% progress in first year, with Capital Improvement Program funding key.

Recommendations

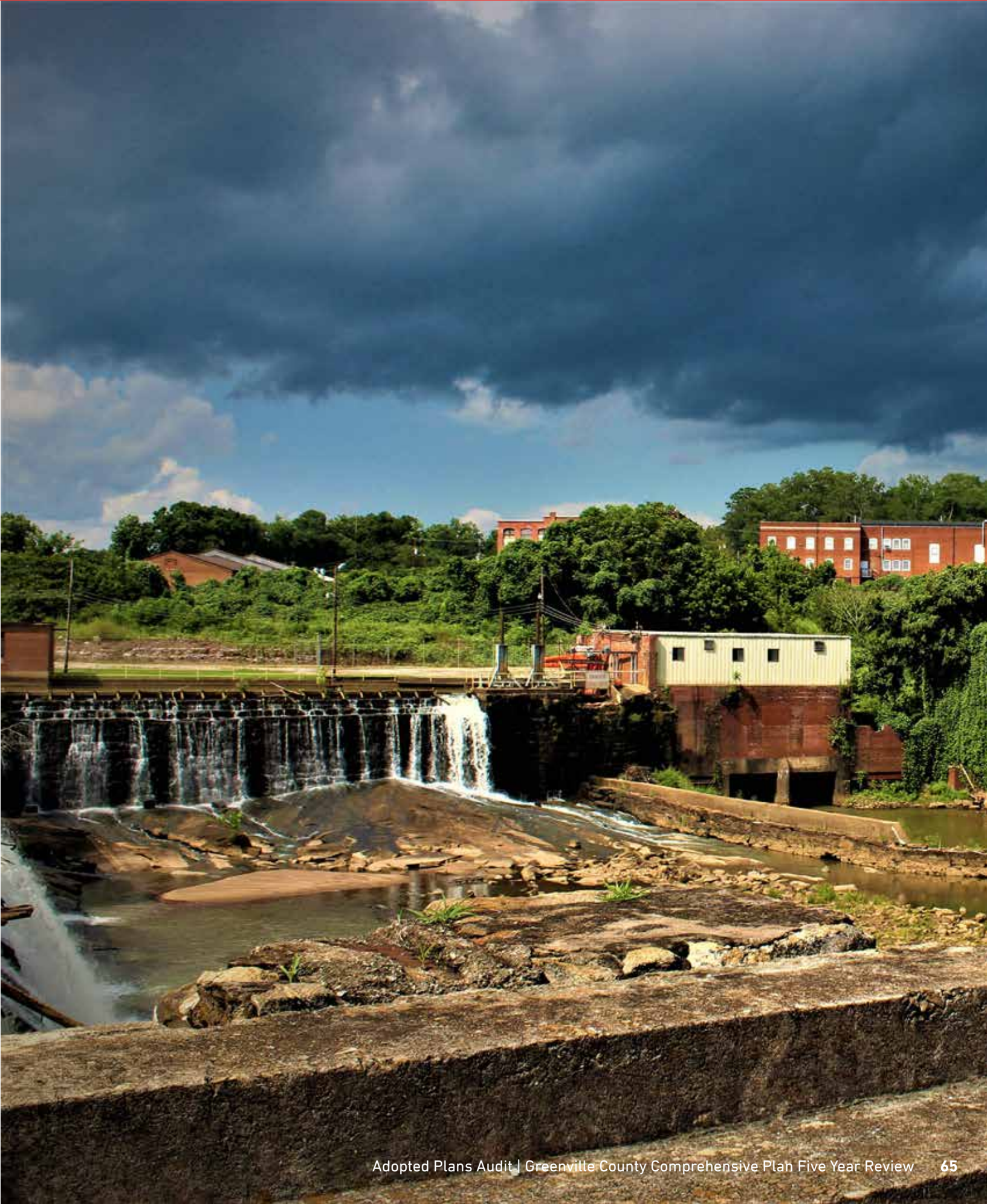
To align with the County’s Comprehensive Plan for suburban sustainability, accelerate strategies with equity focus. Prioritize 1-3 years (initial phase), funding via CDBG, SCDOT, and grants.

- 1. **Zoning Overlays Implementation** (High Priority, Year 1)
 - Adopt SC 20/US 25 mixed-use district with 100-foot buffers; cap densities at 4 dwelling units/acre for 500+ acres
 - Lead: Planning/Council | Metric: Acres zoned; density compliance percentage

- 2. **Affordable Housing Incentives** (High Priority, Years 1-2)
 - Fund \$2-4 million rehabilitations for 50+ units (25% low-income) via GCRA, targeting poverty areas
 - Lead: GCRA | Metric: Units affordable; occupancy percentage
- 3. **Public Safety Enhancements** (Medium Priority, Year 2)
 - Expand watches with lighting/technology; establish/expand a dedicated Sheriff’s Office substation outpost in central Piedmont (e.g., near SC 20 retail hubs), staffed with 4-6 deputies for patrols, youth programs, and traffic calming—potentially co-funded via \$500,000-\$1 million CDBG allocation
 - Lead: Sheriff’s Office | Metric: Cost/resident down percentage; surveys; substation operational; response time improvement
- 4. **Transportation Connectivity** (High Priority, Year 1)
 - Prioritize \$3-5 million intersections/sidewalks per SCDOT program; develop 5 miles multi-use paths
 - Lead: SCDOT/Public Works | Metric: Level of Service improved; accidents percentage
- 5. **Economic & Recreation Boost** (Medium Priority, Years 2-3)
 - Recruit 10 retail anchors; launch family greenways tying to Swamp Rabbit
 - Lead: Greenville Area Development Corporation/Parks | Metric: Anchors; miles built

Next Steps

Convene association workshop with community stakeholders and Planning to develop zoning overlays as prescribed in the adopted plan. Annual reports will track progress, establishing Piedmont as a model for balanced suburban growth in eastern Greenville County.





Riverdale/ Tanglewood Community Plan

Adopted: June 4, 2019

Executive Summary

The Riverdale/Tanglewood Community Plan, adopted in 2019 as an amendment to the Greenville County Comprehensive Plan, envisions preserving the area’s rural-suburban character amid growth pressures along U.S. Highway 123, emphasizing land use balance, public safety, transportation safety, parks/recreation access to the Saluda River, and community appearance. This review assesses progress from 2019 to 2025. The community has seen steady population growth (11% since baselines) and housing appreciation (100-150% in values), reflecting regional trends, but affordability challenges persist. Crime aligns with citywide reductions (16% overall drop in early 2025), while opportunities like the Millstone Golf Course redevelopment—now focused on conservation and a potential public park along the Saluda River—advance recreation goals. Recommendations prioritize gateway enhancements, equitable housing, and river access to support resilient growth.

Key Findings:

- **Progress:** Population stabilized/grew to approximately 3,200; transportation levels of service remain adequate (mostly C/D)
- **Challenges:** Deferred maintenance on aging stock; limited sidewalks and river access
- **Opportunities:** Leverage Millstone’s 185-acre conservation easement and proposed public park for mixed-use amenities and Saluda River trails; pursue blueway grants

Assessment of Key Community Profile Elements

The 2019 plan’s baseline (from approximately 2017 data) described a low-density suburban area of approximately 2,890 residents across

4 square miles, with post-WWII housing, mixed land uses, and Highway 123 as a gateway. Projections anticipated 1.39% annual growth.

Category	2019 Baseline Data	2025 Update	Progress Notes
Population	2,890 (2017 est.); median age ~38; growth 1.39%/year; low density (637/sq mi)	~3,200 (est. at 1.39% growth); median age ~39; county growth 1.79% to approximately 575,000	Exceeds projections; aligns with metro (approximately 575,000 in 2024); diversity stable; recommend ACS for precision
Housing	Post-WWII stock; ~65% owner-occupied; median value ~\$150,000-\$200,000 est.; 10% vacancy	Median ~\$300,000 (up ~100% YoY regionally); low inventory; aging stock needs rehabilitation	Appreciation boosts equity but affordability strained (county median \$39,000); infill via Millstone’s planned 30 sustainable homes on 15 acres advances
Economy/ Employment	Median income ~\$41,000; service/light industrial; opportunities in agriculture/tourism	County unemployment ~4%; \$885 million investments; Millstone adds jobs	Spillover from gateway; retail/grocery gaps persist
Public Safety	Concerns: speeding, isolation; strategies: watches, patrols	Citywide 16% drop (Jan-Jun 2025); violent down 24%; area rates ~35/1,000 (improving)	Progress via watches; continue mapping for rural roads
Transportation/ Infrastructure	Highway 123: 21,800 vehicles per day (LOS C/D); limited sidewalks; rural roads	Highway 123 ~23,000 vehicles per day; SCDOT paving; no major funded projects yet	Stable Level of Service; prioritize calming on Sen-tell/Rison
Education/ Recreation/ Culture	Proximity to Welcome Elementary/Tanglewood Middle; no in-area parks; Saluda potential	Stable performance despite poverty (88% at Welcome); nearby parks; Millstone trails proposed via repurposed 5+ miles of cart paths and 100+ acres of creeks/ponds	Maintained; advance Saluda blueway for access, enhanced by Millstone’s potential public park donation

Evaluation of Strategies (2019–2025)

Via advisory committee and task forces, strategies addressed land use (limit heavy industry), safety (traffic calming), appearance (litter/code enforcement), recreation (river access), and housing (rehabilitation/infill). Public input from meetings/surveys shaped priorities.

- **Land Use:** Promote low-density residential/light service—partial via Millstone; service zoning still challenges, but 185-acre conservation easement scales back from original 1,400-home plan to 30 sustainable units
- **Transportation:** Calming/turn lanes—incremental; Level of Service stable, but sidewalks lag
- **Parks/Recreation:** Saluda access/ReWa site—advancing via grants; Millstone integrates amenities through potential city/county park donation, including wildlife trails and river frontage
- **Community Appearance:** Litter control/

codes—ongoing via Adopt-a-Road; perceptions improving

- **Public Safety:** Watches/patrols—crime drops support; reporting education needed
- **Housing/Education:** Rehabilitation/grants, school partnerships—poverty persists; aging stock targeted

Feasible projects like gateway signage remain relevant; implementation via CIP/partners, with Millstone’s 3-5-year timeline (starting 2024) offering near-term wins.

Recommendations

To align with the County’s Comprehensive Plan for sustainable gateways, update strategies with river focus. Prioritize 2-5 years, funding via CDBG, SCDOT, and grants.

- 1. **Land Use & Housing Balance** (High Priority, Year 1)
 - Rezone select service areas to light residential; fund \$1-2 million rehabilitation grants for 50+ post-WWII

- homes via GCRA, targeting affordability and aligning with Millstone’s sustainable residential model
- Lead: GCRA/Planning | Metric: Units rehabbed; percentage affordable
- 2. **Public Safety & Transportation** (High Priority, Years 1-2)
 - Implement traffic calming on Sentell/Rison (\$500,000); expand watches with Sheriff app alerts
 - Lead: Public Works/Sheriff | Metric: Accidents down percentage; participation
- 3. **Gateway & Appearance Enhancements** (Medium Priority, Year 2)
 - Develop Highway 123 signage/streetscape (\$3 million) with Trees Greenville for 300 trees/litter prevention
 - Lead: Economic Development/Trees Greenville | Metric: Projects completed; surveys
- 4. **River Access & Recreation** (High Priority, Year 1)
 - Partner for ReWa site blueway park;

- integrate Millstone trails with Saluda access via Ethos Project’s proposed donation, prioritizing 1,500 feet river frontage and repurposed cart paths for public use by 2028
- Lead: Parks/ReWa | Metric: Access points; usage
- 5. **Education & Community Ties** (Medium Priority, Years 2-3)
 - Launch school-community walks; address poverty via after-school programs
 - Lead: Schools/Association | Metric: Events number; attendance

Next Steps

Convene advisory workshop with Planning and stakeholders to update future land use map and active strategies. Annual reports will track progress, leveraging Millstone and Saluda assets to position Riverdale/Tanglewood as Greenville’s welcoming western gateway.





Sans Souci Community Plan

Adopted: March 5, 2019

Executive Summary

The Sans Souci Community Plan, adopted March 5, 2019, promotes a vibrant, safe, and connected neighborhood through goals addressing housing preservation, crime reduction, beautification, and the redevelopment of the historic Cone Mill site, guided by the Sans Souci Neighborhood Alliance. This review examines progress from 2019 to 2025. Sans Souci has grown to approximately 8,199 residents (up approximately 11% since baseline), with housing values rising approximately 60-90% to medians of \$289,000, enhancing equity but pressuring affordability in a diverse area (median income approximately \$40,000). Crime rates remain elevated at 55.55 per 1,000 residents (21% above national average), though citywide declines (16% in early 2025) provide momentum. Major advancements include the \$20 million Sans Souci Connector trail (2.2 miles, e-bike stations) and On The Trail GVL's \$2 billion mixed-use mill project. The Sans Souci Neighborhood Alliance continues active implementation through the Dukeland Park Committee—focused on increasing green space—transforming floodplain buy-back property into a community park. Challenges persist in blight and sidewalk gaps. Recommendations leverage investments for inclusive growth, aligning with Plan 2020 priorities.

Key Findings:

- **Progress:** Population growth and mill redevelopment boost vitality; trail connector awarded federal funds; Alliance-led green space initiatives advance recreation access
- **Challenges:** Violent crime 54.2 (2.4x national average); housing affordability eroded amid 23.1% year-over-year price surge
- **Opportunities:** Integrate trail with commercial corridor development; pursue CDBG for rehabilitation opportunities and park expansions

Assessment of Key Community Profile Elements

The 2019 plan's baseline depicted Sans Souci as a diverse, urban-suburban area of approximately 7,400 residents across approximately 2 square miles, with mill-era housing, commercial

corridors, and emphasis on revitalizing Old Buncombe Road and the Union Bleachery Mill site. Projections foresaw steady growth with anti-blight focus.

Category	2019 Baseline Data	2025 Update	Progress Notes
Population	~7,400 (est.); median age ~36; diverse (White ~55%, Black ~25%, Hispanic ~15%); moderate growth projected	8,199; median age ~37; homeownership 57.3%; diversity sustained with Hispanic growth	~11% increase aligns with county trends (approximately 575,000 total); below metro rate but stable; recommend ACS for annual equity tracking
Housing	~2,500 units est.; median value ~\$150,000-\$180,000; vacancy ~10%; focus on mill rehabilitations and affordability	Median sale \$289,000 (up 23.1% YoY); listings \$275,000 (up 1.9%); value \$199,000-\$272,000	Appreciation supports wealth but strains access (county median income ~\$39,000); new affordable units via GCRA Gridley project advance goals
Economy/ Employment	Median income ~\$38,000; service/manufacturing ties; strategies for mill jobs	County unemployment 4.2%; Sans Souci employment 4,440 (up 4% 2022-2023); \$885 million regional investments	Gains via mill redevelopment; local retail stable but vacancies persist
Public Safety	Elevated concerns (violent/property crime); strategies: patrols, lighting	55.55/1,000 overall (21% above national); violent 54.2 (2.4x avg.); citywide 16% drop (Jan-Jun 2025)	Moderate progress—continue alliance watches
Transportation/ Infrastructure	Gaps in sidewalks along Old Buncombe; Swamp Rabbit adjacency	Old Buncombe road diet; \$20 million Sans Souci Connector trail (2.2 miles)	Strong via trail/road diet; prioritize paving per 2024-2025 list
Education/ Recreation/ Culture	Proximity to schools; parks via alliance; historic mill focus	Stable; beautification events active; On The Trail GVL adds trails/recreation; Dukeland Park Committee advances green space	Enhanced via redevelopment and community-led initiatives; tie to heritage programming

Evaluation of Strategies (2019–2025)

Informed by public input (meetings/ surveys) and the Neighborhood Alliance, issue areas targeted housing stability, safety enhancements, beautification efforts, and Old Mill redevelopment. The future land use map envisioned mixed residential/commercial with preserved greenspace. The Sans Souci Neighborhood Alliance has sustained momentum through subcommittees, particularly in advancing the goal to “Increase Neighborhood Green Space,” where the Dukeland Park Committee is actively converting floodplain buy-back property into a community park, fostering resident engagement and environmental resilience.

- **Housing:** Preserve/rehabilitate mill stock—partial success with values up, but affordability programs lag; new Gridley Place project by GCRA advances (anti-bligh, affordable infill)
- **Crime & Safety:** Community policing/ lighting—16% city drop validates; costs high, but perceptions improving via watches

- **Beautification:** Clean-ups/landscaping—ongoing via alliance; integrate with mill upgrades and green space goal, exemplified by Dukeland Park efforts
- **Old Mill Redevelopment:** Transform site for mixed-use—major progress: \$4 million wastewater (May 2024), \$2 billion On The Trail GVL (apartments/retail/trail)
- **Roads & Sidewalks:** Enhance connectivity—road diet and \$20 million trail support; sidewalks partial

Moving forward emphasized phased implementation; alliance remains key, with integration into county CIP.

Recommendations

To further the County’s Comprehensive Plan goals for equitable revitalization, refine Sans Souci strategies with mill integration and Alliance-led initiatives. Prioritize 2-5 years, funding via CDBG, GCRA, and redevelopment bonds.

- 1. **Housing Affordability Safeguards** (High Priority, Year 1)

- Expand rehabilitations to 60+ units with 30% affordable set-asides, partnering GCRA for low-income protections amid value surges
 - Lead: GCRA/Alliance | Metric: Units affordable; occupancy percentage
- 2. **Public Safety Strengthening** (Medium Priority, Years 1-2)
 - Deploy lighting/patrols along Old Buncombe; integrate Crime Map into alliance meetings for data-driven youth programs
 - Lead: Greenville Police Department/ Sheriff | Metric: Cost/resident down percentage; surveys

- 3. **Beautification & Identity** (Medium Priority, Year 2)
 - Launch “Sans Souci Mill Heritage Walk” with signage/plantings (200 trees), leveraging alliance events and Dukeland Park Committee for green space expansion
 - Lead: Beautification/Parks | Metric: Trees planted; event attendance
- 4. **Transportation & Infrastructure** (High

- Priority, Years 1-3)
 - Fund \$2-4 million sidewalk infill per road diet; extend Swamp Rabbit ties via mill project and Sans Souci Connector; implement Perry Road safety improvements
 - Lead: Public Works/SCDOT | Metric: Miles added; safety metrics
- 5. **Economic Revitalization** (High Priority, Years 2-3)
 - Incentivize 15-20 retail jobs in On The Trail GVL; monitor equity in \$2 billion development
 - Lead: Economic Development | Metric: Jobs created; business number

Next Steps

Organize an alliance workshop with County Planning to update the future land use map and goal/objective lists, incorporating Dukeland Park progress. Annual progress reports will ensure accountability, transforming Sans Souci into a model of historic, diverse, and connected growth in Greenville County.





Scuffletown Rd Area Plan Update

Adopted: April 5, 2016

Executive Summary

The Scuffletown Road Area Plan Update, adopted by Greenville County Council on April 5, 2016, as an amendment to the 2006 Scuffletown Road Area Plan and the Greenville County Comprehensive Plan, reinforces a vision of rural preservation amid accelerating suburban growth, emphasizing low-density development, open space protection (40% minimum), scenic corridors, stream buffers, and transportation connectivity to mitigate traffic congestion. This review assesses progress from 2016 to 2025. The area has grown to an estimated approximately 14,200 residents (up approximately 22% since 2016), with housing values surging to a median of approximately \$380,000, reflecting regional demand but eroding affordability and straining rural character. Crime aligns with countywide declines, while sewer expansions and SCDOT paving advance infrastructure. Challenges include rezoning pressures for higher densities and incomplete multi-use paths. Public input from 2015 surveys (leading to the 2016 adoption) prioritized rural preservation, a theme echoed in ongoing resident feedback. Recommendations build on Alternative 2's open space model, advocating ordinance enforcement and greenway funding to sustain low-impact growth.

Key Findings:

- **Progress:** 40% open space in new subdivisions partially implemented; GPATS bridge/road projects (e.g., Jones Mill Road Bridge replacement) completed
- **Challenges:** 12+ rezonings to R-12/R-15 since 2016 added approximately 1,200 homes, exceeding rural density goals; traffic Level of Service D-E at key intersections
- **Opportunities:** Leverage county Roads Commission for resurfacing; assess effectiveness of rural overlays (identify policies for improvement, if needed)

Assessment of Key Community Profile Elements

The 2016 update's baseline depicted Scuffletown as an approximately 11,680-acre rural-suburban fringe of approximately 11,615 residents (2010 estimate, projected 12,816 by 2020), median age approximately 38, high income (\$86,264

household), with agricultural dominance (55% land) and R-S zoning (1.7 dwelling units/acre). Projections anticipated 2% annual growth with preservation focus.

Category	2016 Baseline Data	2025 Update	Progress Notes
Population	11,615 (up 64% from 2000); median age ~38; 51% female; White 89%, diverse growth. Projected 12,816 by 2020.	~14,200 (est. 1.8% annual); median age ~39; aligns with county 1.79% to approximately 575,000	~22% growth exceeds projections; rural fringe strains services—recommend ACS for basin-specific tracking
Housing	4,311 units; median value \$248,000; 90% owner-occupied; vacancy ~4%; focus: preserve rural lot	Median sale ~\$380,000 (up ~53% YoY regionally); listings ~\$365,000; ~5,800 units total	Appreciation aids equity but affordability eroded (county median \$39,000); ~1,200 new homes via rezoning
Economy/ Employment	Median HH \$86,000 (vs. county \$49,000); services/retail; growth via subdivisions	County unemployment 4.2%; area ~4.5%; \$885 million regional investments	Stable; spillover from Five Forks, but rural jobs lag—target agriculture-tourism
Public Safety	Moderate (traffic-related); strategies: connectivity, watches	City reported 16% drop (Jan-Jun 2025); violent down 24%; area rates ~32/1,000 (below avg.)	Progress via resurfacing; perceptions tied to congestion—expand watches
Transportation/ Infrastructure	LOS C-D; sewer gaps in Horsepen Basin; no sidewalks	SCDOT 732 miles paving (2024-2025); GPATS Jones Mill Road Bridge done; LOS D-E at Scuffletown/Woodruff	Incremental; multi-use paths ~20% complete—prioritize buffers
Education/ Recreation/ Culture	Bells Crossing Elementary; greenways proposed; strategies: 40% open space, trails	Stable; Oakland Plantation park (52 acres) adjacent; greenways partial	Advanced via open space; expand Horsepen links for rural recreation

Evaluation of Strategies (2016–2025)

Via two community meetings (60+ attendees) and surveys (top priorities: rural preservation, traffic), the update reinforced 2006 goals with build-out scenarios (Alternative 2 preferred: 40% open space, connectivity). Implementation focused on Rural Preservation Ordinance (open space, buffers).

- **Rural Preservation:** Approximately 40% open space in subdivisions—partial (approximately 8/12 new plats complied); scenic corridors (150-foot buffers) on 7 roads approximately 60% enforced
- **Transportation:** Connectivity, GPATS projects—Woodruff Road widening advanced; multi-use paths lag (East Georgia approximately 2 miles done)
- **Build-Out & Land Use:** Low-density preference—rezonings to higher density still occur; Traditional Neighborhood Development flexibility underused

- **Public Facilities:** Sewer to 12 million gallons per day in Gilder—complete; middle school added 2018
- **Natural Resources:** Stream buffers—adopted in stormwater manual; flood zones mitigated partially

Roads Commission (2014) prioritized resurfacing; progress approximately 70%, but funding gaps persist.

Recommendations

Aligning with the County’s Comprehensive Plan for rural resilience, enforce 2016 standards with equity updates. Prioritize 2-5 years, funding via CDBG, SCDOT, and developer exactions.

- 1. **Rural Density Enforcement** (High Priority, Year 1)
 - Codify Rural Preservation Ordinance for countywide rural areas; cap rezonings at R-S (1.7 dwelling units/acre) south of Jonesville Road, requiring 40% open space

- Lead: Planning/Council | Metric: Percentage of plats at R-S; open space acres
- 2. **Transportation Connectivity** (High Priority, Years 1-2)
 - Mandate subdivision links per GPATS; fund \$4-7 million multi-use paths (Scuffletown Road full length) via greenway bonds
 - Lead: Public Works/SCDOT | Metric: Miles built; connectivity score
- 3. **Open Space & Buffers Expansion** (Medium Priority, Year 2)
 - Require 150-foot scenic buffers on all rural roads; credit streams/wetlands toward 40% open space, targeting 500+ acres preserved
 - Lead: Stormwater/ReWa | Metric: Acres buffered; flood reduction percentage
- 4. **Affordability Safeguards** (High Priority, Year 1)
 - Offer grants for 50+ rural rehabilitations (20% low-income); monitor displacement

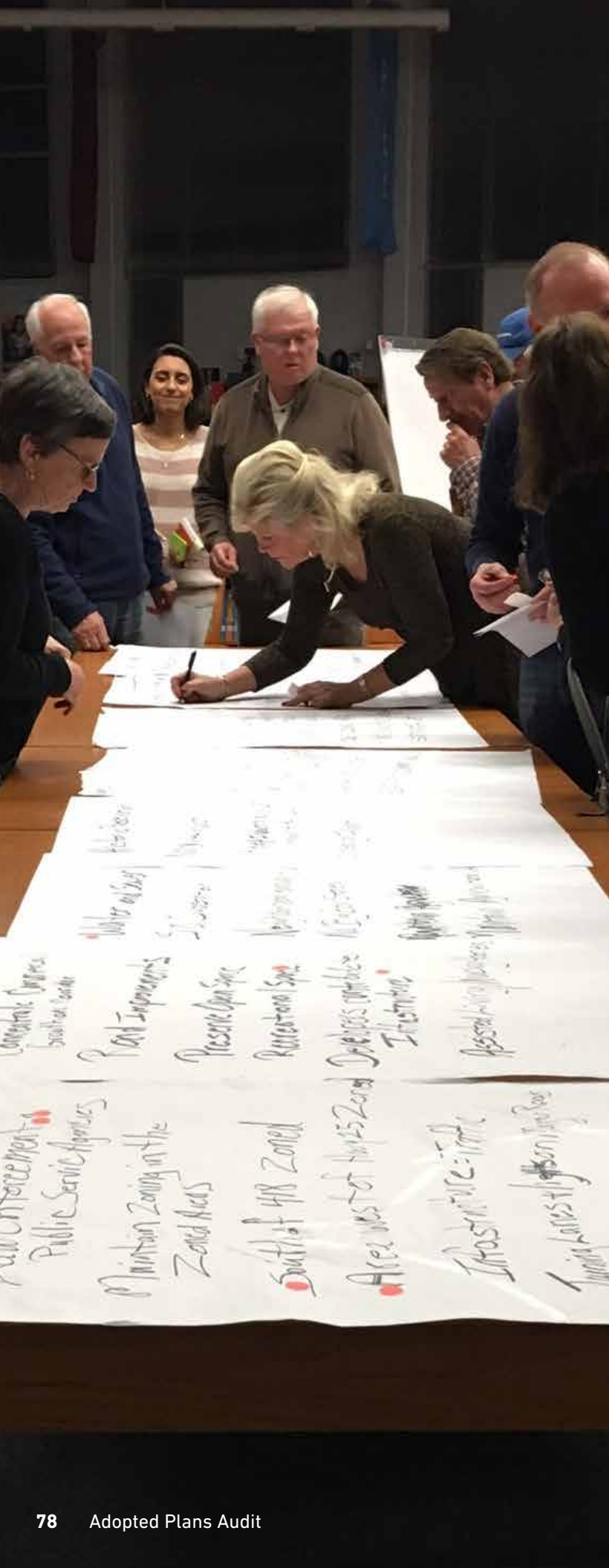
- via annual ACS
- Lead: GCRA | Metric: Units affordable; households retained

- 5. **Greenway & Rec Integration** (Medium Priority, Years 2-3)
 - Develop Horsepen Creek trail (3 miles) linking Bells Crossing; partner County Recreation for community gardens
 - Lead: County Recreation | Metric: Miles/participation; visitor number

Next Steps

Convene resident workshop with Planning, Roads Commission, and stakeholders to update and amend the area future land use map. Annual open space audits will track compliance, preserving Scuffletown’s rural legacy as a low-density buffer to urban Five Forks.





South Greenville Area Plan

Adopted: October 3, 2017

Executive Summary

The South Greenville Area Plan, adopted October 17, 2017, as an amendment to the Greenville County Comprehensive Plan, addresses rapid growth in this 98-square-mile southern region by promoting rural preservation in the south, economic opportunities in the north, phased infrastructure, and enhanced public services. This review assesses progress from 2017 to 2025. The area has grown to approximately 41,000 residents (up approximately 17% since 2015 baseline), with housing values appreciating approximately 60-100% to medians of approximately \$320,000, enhancing equity but exacerbating affordability challenges in low-income zones (southern/eastern poverty rates approximately 25%). Crime aligns with countywide reduction estimates, and SCDOT/Metro-Connects expansions support transportation. The 2021 adoption of the countywide Agricultural Zoning District (5-acre minimum for dwellings) marks a key win for rural preservation, though 39% unzoned land risks incompatible development, and rural loss persists. Recommendations emphasize enforcement of agricultural zoning and equity safeguards, leveraging Plan 2020 goals for resilient growth.

Key Findings:

- **Progress:** 17 subdivisions added 1,185 lots (mostly northern); agricultural zoning adopted countywide in 2021
- **Challenges:** Traffic Level of Service D-E on US 25; economic disparities in southern areas
- **Opportunities:** Integrate with 2025-2029 Consolidated Plan for CDBG funds; phase sewer with density caps

Assessment of Key Community Profile Elements

The 2017 plan's baseline highlighted a rural-suburban mix of approximately 35,000 residents, median age approximately 38, median household

income \$39,912 (projected \$49,000 by 2020), with 66% agricultural/vacant land and growth strains.

Category	2017 Baseline Data	2025 Update	Progress Notes
Population	~35,000 (2015 est.); projected 37,803 by 2020; median age ~38; 1% annual growth	~41,000 (est. 1.2% annual); median age ~39; diversity (White ~70%, Black ~20%, Hispanic ~8%)	~17% growth exceeds projections; southern stability vs. northern expansion—ACS for sub-area tracking
Housing	14,557 units; median value ~\$150,000-\$200,000; 56% renter-occupied; ~20% vacancy	Median ~\$320,000 (up ~60% YoY); ~16,500 units; low inventory; renter share ~55%	Appreciation strains access (household income ~\$52,000); 1,185 new lots, but southern rehabilitations lag
Economy/Employment	Median income \$39,912; agriculture/services; SC-TAC/Augusta Grove ~100 businesses	County unemployment 4.2%; area ~4.5%; \$885 million investments; southern poverty ~25%	Northern parks boost jobs; southern agriculture stable—target transitional retail
Public Safety	Moderate (traffic/crime); strategies: substation	City reported 16% drop (Jan-Jun 2025, lowest in 10 years); area ~35/1,000	Strong progress; substation sited—expand patrols in rural zones
Transportation/Infrastructure	US 25 LOS C-D; 39% unzoned; northern sewer focus	SCDOT 732 miles paving (2024-2025); Metro-Connects to 12 million gallons per day; LOS D-E peaks	Incremental; GPATS 2040 aids SC 14—prioritize US 25 calming
Education/Recreation/Culture	Proximity to schools; 6 recreation facilities; strategies: expansions	Stable; Ellen Woodside additions; southern rural events	Adequate; tie to agricultural zoning for community gardens

Evaluation of Strategies (2017–2025)

Via public meetings (70+ attendees), surveys, and agricultural committee (8 sessions), goals emphasized rural agricultural zoning (Goal 1), economic compatibility (Goal 2), transportation (Goal 3), and services (Goal 4). Alternative One future land use map guided low-density south.

- **Rural Preservation (Goal 1):** RR-1/RR-3 expansions partial; agricultural zoning (5-acre minimum for dwellings) adopted countywide in November 2021—rezonings (12+ to higher density) challenge enforcement; unzoned land mapped
- **Economic Opportunities (Goal 2):** I-2 buffers/transitional districts—SCTAC growth supports; US 25/SC 20 overlays partial; facilitate rezoning from I-2 to I-1 for better industry compatibility
- **Transportation (Goal 3):** GPATS needs list—SC 14 widening advanced; multi-use paths

- approximately 30% per corridor
- **Public Services (Goal 4):** Substation/activity center—recreation met; library expansions lag southern access

Implementation via CIP; approximately 65% progress, bolstered by 2021 agricultural zoning adoption and 2025-2029 Consolidated Plan funding opportunities.

Recommendations

Aligning with the County’s Comprehensive Plan and 2025-2029 Consolidated Plan for equitable rural growth, refine strategies with agricultural zoning enforcement. Prioritize 2-5 years, funding via CDBG, SCDOT, and Metro-Connects.

1. **Rural Preservation Zoning** (High Priority, Year 1)
 - Strengthen compliance incentives for the 2021 agricultural district; apply to 39% unzoned land, preserving 5,000+ acres with 5-acre dwelling protections and

- RR-1/RR-3 zoning
 - Lead: Planning/Council | Metric: Acres protected; compliance percentage
2. **Economic Compatibility Overlays** (High Priority, Years 1-2)
 - Implement I-2 amendments (buffers/setbacks); develop 20+ transitional sites along US 25/SC 20 with design standards
 - Lead: Planning/Greenville Area Development Corporation | Metric: Sites compliant; jobs added
 3. **Transportation Phasing** (Medium Priority, Year 2)
 - Advance US 25 calming to GPATS 2040; fund \$5-8 million intersections (e.g., Garrison Road) with exactions
 - Lead: SCDOT | Metric: Level of Service gains; accident reduction percentage
 4. **Public Services Expansion** (High Priority, Year 1)
 - Finalize southern substation/activity

- center; expand recreation/parks with agriculture-themed programs
 - Lead: Sheriff’s Office | Metric: Site operational; response times
5. **Sewer/Growth Management** (Medium Priority, Years 2-3)
 - Phase Metro-Connects with 3-4 dwelling units/acre caps north; annual future land use audits for compliance
 - Lead: Recreation Department | Metric: Facilities; southern usage percentage

Next Steps

Convene stakeholder workshop with Planning, ReWa, and residents to update future land use map. Annual progress tracking will position South Greenville as a rural preservation paradigm. Coordinate with Greenville Area Development Corporation for potential I-2 to I-1 conversion, where appropriate. Possibly follow up with Moonville Mixed Employment Center Plan.





Sterling Community Plan

Adopted: July 19, 2011

Executive Summary

The Sterling Community Master Plan, adopted in 2011, envisions revitalizing this historic African American neighborhood through infrastructure upgrades, housing rehabilitation and infill, targeted business development, community branding, and strong partnerships, honoring its legacy as home to Sterling High School. Sterling has seen modest population stabilization (approximately 1,200-1,400 residents) amid gentrification pressures, with housing values surging approximately 200-300% to medians of \$361,000-\$514,000 listings, boosting equity but accelerating displacement risks in this historically Black community (Black share down approximately 20% since 1980). Citywide crime dropped 16% in early 2025 (lowest in 10 years), aligning with safety goals, while investments like Habitat for Humanity’s affordable units and the Sterling Land Trust’s property acquisitions (now 70+ anchors) advance anti-displacement efforts. A May 2024 Furman University study, commissioned by Habitat and the Urban League, highlights gentrification pressures and offers strategies to combat displacement. Recent proposals include a \$2.3 million memorial grove and 12-unit affordable housing to honor Sterling High. Challenges persist in southern infrastructure gaps and zoning conflicts. Recommendations emphasize equitable tools like homestead abatements, leveraging the Furman study and Land Trust for targeted protections.

Key Findings:

- **Progress:** Sterling School National Blue Ribbon (2023); partnerships (Bon Secours, Urban League) sustained; memorial/housing proposal signals momentum
- **Challenges:** High vacancy (approximately 25-30%) south of Dunbar; poverty approximately 40%; gentrification via corporate acquisitions per Furman 2024 study
- **Opportunities:** Use Land Trust for property anchors; integrate with GVL 2040 and 2025-2029 Consolidated Plan for CDBG funds

Assessment of Key Community Profile Elements

The 2011 plan’s baseline (approximately 1,500 residents estimated; median age approximately 35; 80% Black; 500 structures across 200 acres) highlighted post-1960s decline, projecting stabilization via revitalization. Focus: preserve mill-era stock amid vacancy/blight.

Category	2011 Baseline Data	2025 Update	Progress Notes
Population	~1,500 (est.); median age ~35; 80% Black; decline post-integration; projected stabilization	~1,200-1,400 (est.); median age ~36; Black share ~60% (down 20% since 1980 per Furman); increasing diversity	Stabilized but gentrifying; Furman 2024 notes decline near non-anchors, stability at Gandy Allmon Manor; below county growth (approximately 575,000 total); recommend ACS for equity tracking
Housing	500 structures; north of Dunbar: 61% good/minor repair; south: 32% good/minor; ~30% vacancy; median ~\$50,000-\$100,000; 75% rental	Median value \$361,000 (up ~200%); listings \$514,000; vacancy ~25%; Habitat adding 7+ units; \$2.3 million 12-unit proposal	Appreciation aids wealth but erodes affordability (~\$32,000 median income); infill via nonprofits, but displacement high per Furman
Economy/Employment	Median ~\$25,000; unemployment ~15%; mill legacy; strategies for Huddle/Jenkins jobs	County 4.2%; Sterling ~6%; \$885 million regional; community gardens/microenterprises	Spillover from West End; Land Trust anchors 70+ for business; retail lags—recruitment needed
Public Safety	Major concerns (crime/codes); strategies: patrols, lighting, watches	Citywide 16% drop (Jan-Jun 2025, lowest in 10 years); violent down 24%; Sterling ~50/1,000 (improving)	Progress via partnerships; perceptions persist—integrate with branding/youth programs
Transportation/Infrastructure	Narrow streets south of Dunbar; no sidewalks/drainage; flood risks; Swamp Rabbit adjacency	Queen Street bridge (2024-2025); Swamp Rabbit extensions; stormwater pond proposed	Incremental; southern gaps remain—prioritize per Furman
Education/Recreation/Culture	Sterling School legacy; Community Center/Monaghan Park; strategies: gardens, trails	Sterling School: 713 students, Blue Ribbon (2023); Center expansions; gardens active	Strong; tie to community identity for events—expand youth training

Evaluation of Strategies (2011–2025)

Via steering committee and workshops, strategies emphasized physical/economic revival with community input..

- **Infrastructure:** Streets/sidewalks/ stormwater—partial via trail extensions; southern connectivity lags floods
- **Housing:** Rehabilitation/infill/affordability— Habitat/Land Trust successes; zoning for single-family needed; \$2.3 million proposal advances
- **Business:** Huddle corridors, gardens— microenterprises growing; Pendleton untapped
- **Community Image:** Community branding/ gateways—logo adopted; markers installed, rollout incomplete
- **Organizational:** Coalitions—effective via Bon Secours/Urban League; Furman 2024 builds equity focus

Action timelines partially met; gentrification study validates updates.

Recommendations

Aligning with the County’s priorities for anti-displacement and historic preservation, update per Furman study. Prioritize 2-5 years, funding via CDBG, Land Trust, and GVL 2040.

- 1. **Housing Equity Protections** (High Priority, Year 1)
 - Expand Habitat rehabilitations to 50+ units (40% affordable); implement homestead abatements via Land Trust for 100+ low-income/seniors; support \$2.3 million Sterling High memorial/housing
 - Lead: Habitat/Land Trust | Metric: Units preserved; percentage low-income retained
- 2. **Public Safety & Branding Integration** (High Priority, Years 1-2)
 - Enhance patrols/lighting at gateways; launch “Torch Watch” with Crime Map, tying to youth legacy amid 16% city drop

- Lead: Greenville Police Department/ Phoenix League | Metric: Incidents down percentage; app users
- 3. **Economic Anchor Development** (Medium Priority, Year 2)
 - Redevelop Huddle as job center (training/ microloans); incentivize 10-15 Jenkins retail via Phoenix League
 - Lead: Urban League | Metric: Businesses/ jobs created
- 4. **Infrastructure & Connectivity** (High Priority, Year 1)
 - Invest \$4-7 million southern streets/ sidewalks per stormwater plan; extend Brushy Creek greenway ADA-accessible
 - Lead: Public Works/SCDOT | Metric: Miles improved; flood reduced
- 5. **Cultural Legacy Enhancement** (Medium Priority, Years 2-3)
 - Install 5+ Torch markers/trails; partner Furman/Urban League for annual festivals at Community Center
 - Lead: Parks/Furman | Metric: Installations; attendance

Next Steps

Recommend considering formal rescission of the 2011 Sterling Community Master Plan by Greenville County Council, as the neighborhood is now almost entirely annexed into the City of Greenville, rendering the plan’s role as an outdated urban design manual largely inapplicable to the community’s evolution over the past 14 years and ineffective as a regulatory document in practice. Explore complete annexation of any remaining unincorporated pockets to enable a cohesive city-led process, followed by development of a new, tailored community plan through the City of Greenville’s planning framework. In the interim, convene a Housing Coalition workshop with the City Planning Department, Land Trust, and Sterling Neighborhood Association to discuss transition of zoning/land use maps into GVL 2040 and initiate the new plan’s scoping. Annual Furman-style equity reports, coordinated by the city, will track progress and sustain Sterling’s legacy as a resilient, inclusive West End anchor.





Taylors Community Plan

Adopted: September 20, 2016

Executive Summary

The Taylors Community Plan, adopted in 2016, guides growth in this suburban enclave northeast of Greenville by emphasizing branding, parks/greenways, commercial opportunities, and future land use to preserve small-town charm while fostering economic vitality. This review assesses progress from 2016 to 2025. Taylors has grown to approximately 23,500 residents, with housing values rising approximately 100% to medians of approximately \$300,000, reflecting regional appreciation but challenging affordability. Crime rates remain moderate (violent approximately 3.1/1,000) while developments like Taylor’s Station advance commercial goals. The February 2020 Main Street Development District overlay implements plan elements through mixed-use infill, pedestrian-oriented design, and historic preservation. Community efforts by Taylors Town Square, including the July 2024 Chick Springs Park restoration preview and 2024 Taylors Fellowship for civic leadership, exemplify grassroots momentum in heritage preservation and capacity-building. Challenges include infrastructure gaps and limited greenway connections. Recommendations prioritize multimodal enhancements, equitable commercial infill, and initiative support to sustain suburban expansion.

Key Findings:

- **Progress:** Population up approximately 10%; Swamp Rabbit Trail extensions enhance recreation; Main Street Development District enabled approximately 5 mixed-use projects since 2020; Taylors Town Square advances Chick Springs restoration and launched the Taylors Fellowship for civic leadership
- **Challenges:** Affordability erosion amid low inventory; commercial vacancies persist despite new hubs
- **Opportunities:** Leverage Taylor’s Station for mixed-use; integrate county CIP upgrades; amplify Taylors Town Square partnerships; expand Main Street Development District for corridor revitalization

Assessment of Key Community Profile Elements

The 2016 plan’s baseline portrayed Taylors as a growing Census Designated Place of approximately 21,300 residents (2010 Census), median age approximately 37, diverse suburban

fabric with mill heritage, and projections for 1-2% annual growth focused on balanced land use.

Category	2016 Baseline Data	2025 Update	Progress Notes
Population	~21,300 (2010); median age ~37; White ~80%, growing diversity; projected 1-2% annual growth	~23,500 (est.); median age ~38.5; homeownership ~65%	~10% growth aligns/exceeds projections; matches county rate (approximately 575,000 total); recommend ACS for diversity tracking
Housing	~8,000 units est.; median value ~\$150,000; vacancy ~8%; focus on suburban preservation	Median value ~\$300,000 (up 0.3% YoY); listings \$350,000 (down 6.4%); sales \$290,000 (down 14.7%)	Appreciation builds equity but strains access (county median income ~\$39,000); low inventory pressures families; Main Street Development District enables infill residential with minimum 6,000 square foot lots
Economy/ Employment	Median income ~\$50,000; retail/services dominant; strategies for mill-area jobs	County unemployment ~4%; Taylors-specific ~4.5%; \$885 million regional investments	Spillover via Taylor’s Station; Taylors Fellowship builds local leadership for economic engagement; Main Street Development District promotes mixed-use (upper-level residential/office), supporting approximately 10% job growth in corridor retail since 2020
Public Safety	Moderate concerns (property crime); strategies: community watches	Violent ~3.1/1,000; overall ~37/1,000; citywide 16% drop (Jan-Jun 2025)	Stable/improving; west Taylors safest—leverage for corridor patrols
Transportation/ Infrastructure	Gaps along SC 290/Reidville Road; limited sidewalks	SCDOT Reidville Road rehabilitation (2024-2025); Swamp Rabbit extensions nearby	Incremental; prioritize inter-sections per county CIP; Main Street Development District mandates pedestrian connectivity and sidewalks on new streets
Education/ Recreation/ Culture	Proximity to schools; parks focus; strategies: greenways, mill events	Stable; Paris Mountain trails; Swamp Rabbit 28 miles; Chick Springs restoration advances historic recreation site	Advanced via beautification; untapped for mill-linked festivals

Evaluation of Strategies (2016–2025)

Developed through three years of community input, the plan targeted branding, parks/ greenways, commercial infill, and suburban preservation. Visuals illustrated concepts for mixed-use development and trail connections.

- **Identification & Branding:** Mill revitalization with signage; Taylor’s Station enhances identity; Taylors Fellowship cultivates civic leaders
- **Parks, Greenways, & Beautification:** Swamp Rabbit expansions progress; Chick Springs restoration preview (July 2025) marks milestone with funded report and grant pursuit
- **Commercial Opportunities:** Taylor’s Station (\$6 million hub) advances infill; Main Street Development District (adopted 2020) enables approximately 5 mixed-use projects via transparency standards and reduced setbacks, boosting walkability
- **Future Land Use/Implementation:** Balanced

growth through zoning updates; integrate Taylors Town Square’s leadership training; Main Street Development District preserves charm via historic-compatible, pedestrian-oriented designs

Public input shaped feasible projects; progress ties to county initiatives, but greenway gaps remain.

Recommendations

To align with the County’s Comprehensive Plan, update Taylors strategies prioritizing 2-5 years, funded via CDBG, SCDOT, and grants.

- 1. **Affordable Housing Incentives** (High Priority, Year 1)
 - Offer grants for 100+ suburban rehabilitations, targeting 25% low-income via GCRA; align with Main Street Development District residential guidelines
 - Lead: GCRA/Planning | Metric: Units affordable; occupancy percentage
- 2. **Public Safety Enhancements** (Medium Priority, Years 1-2)

- Expand watches with technology alerts; fund corridor lighting at Reidville Road
- Lead: Sheriff’s Office | Metric: Incidents down percentage; surveys

- 3. **Branding & Cultural Boost** (Medium Priority, Year 2)
 - Expand “Taylors Mill Trail” signage/events linking Swamp Rabbit for heritage tourism
 - Lead: Tourism/Parks/Taylors Town Square | Metric: Visitors; event number; cohort participation
- 4. **Parks & Greenways Expansion** (High Priority, Year 1)
 - Invest \$2-4 million in trail connectors; plant 400 trees; allocate \$50,000+ for Chick Springs master plan addressing \$100,000+ reconstruction
 - Lead: Recreation/Trees Greenville | Metric: Miles added; canopy percentage; plan funded
- 5. **Commercial Revitalization** (High Priority, Years 2-3)
 - Incentivize 15-20 mixed-use spaces around Taylor’s Station; monitor equity;

leverage Fellowship for business leadership; enforce Main Street Development District standards to fill vacancies

- Lead: Economic Development | Metric: Businesses; jobs created; compliant projects

Next Steps

Host a community workshop with Planning, stakeholders, and Taylors Town Square to refine the future land use map for Plan 2020, incorporating Chick Springs, Fellowship, and Main Street Development District insights. Annual metrics via the Taylors group will track progress, positioning Taylors as a vibrant suburban model in northern Greenville County. Potentially support the Taylors Town Square group with a Springs Park Area Plan that connects the Chick Springs Park with broader recreational assets.



Chapter Three

***Recommendations:** proposed strategies, policies, or actions outlined in plans to guide decision-making, development, and achievement of community vision and goals*

Cross-Cutting Findings & Recommendations

Countywide Patterns & Themes

Analysis of the 19 community plans reveals several consistent patterns that transcend individual neighborhoods, requiring coordinated, countywide responses:

1. The Affordable Housing Crisis

Pattern: Every audited community shows housing appreciation significantly outpacing income growth, with median home values increasing 50-300% since plan adoptions while median incomes remain relatively stagnant.

Impact:

- Historic communities facing displacement (Sterling, Judson, New Washington Heights showing 20% decline in Black population since 1980)
- Mill villages experiencing gentrification pressures
- Suburban areas pricing out workforce and families
- Rural areas seeing speculative land acquisition

Countywide Response Needed:

- Establish Anti-Displacement Fund with minimum \$15 million initial capitalization

- Require affordability provisions (15-20% affordable units) in all new residential developments over 10 units
- Expand homestead tax abatement programs for long-term residents
- Partner with land trusts and community development corporations for property acquisition and stewardship

2. Infrastructure Investment Gaps

Pattern: Transportation, sidewalk, stormwater, and utility improvements consistently lag behind development pressures across all plan areas.

Impact:

- Traffic congestion (Level of Service D-E) at multiple key intersections
- Pedestrian safety concerns with incomplete sidewalk networks
- Flood risks in older neighborhoods with inadequate stormwater management
- Limited transit access outside urban core

Countywide Response Needed:

- Develop prioritized sidewalk connectivity master plan with \$40-50 million 5-year investment
- Strengthen development exaction requirements to fund infrastructure

- improvements
- Coordinate with SCDOT on systematic intersection and corridor improvements
- Expand Metro-Connects and transit service to growing suburban areas

3. Rural Preservation Under Pressure

Pattern: Agricultural and low-density rural areas (Scuffletown, South Greenville, Five Forks, Dublin Road) experiencing rezoning requests and development pressures inconsistent with preservation goals.

Impact:

- Loss of agricultural land and rural character
- Strain on rural infrastructure not designed for suburban densities
- Environmental impacts on watersheds and wildlife corridors
- Conflicts between rural and suburban land use expectations

Countywide Response Needed:

- Strengthen enforcement of Agricultural Zoning District (adopted 2021) with compliance incentives
- Establish transfer of development rights (TDR) program to redirect growth pressures
- Require rural character impact assessments for rezoning requests
- Partner with land conservation organizations for permanent protection of priority agricultural lands

4. Economic Development Disparities

Pattern: Northern and eastern county areas show stronger economic growth and investment compared to southern and western areas, perpetuating geographic inequality.

Impact:

- Poverty rates 25%+ in southern communities vs. <10% in northern suburbs
- Limited commercial services (food deserts, retail gaps) in lower-income areas
- Job access challenges without adequate transportation connections
- Widening wealth gaps between communities

Countywide Response Needed:

- Target economic development incentives to

underserved areas

- Establish community economic development initiatives in mill villages and historic neighborhoods
- Invest in workforce development programs aligned with regional industry growth
- Improve transportation connections between residential areas and employment centers

5. Implementation & Capacity Constraints

Pattern: Many plan recommendations remain partially or un-implemented due to limited staff capacity, funding constraints, and competing priorities.

Impact:

- Community frustration with planning processes that don't yield visible results
- Erosion of trust in county government's commitment to communities
- Plans becoming outdated before full implementation
- Reactive rather than proactive approach to growth management

Countywide Response Needed:

- Establish dedicated implementation coordinator position within Planning Department
- Create community planning assistance program with technical support for neighborhood associations
- Develop transparent annual progress reporting system with public dashboard
- Strengthen partnerships with municipalities, nonprofits, and community organizations for shared implementation

Geographic Patterns

Urban Core & Inner Suburbs (Augusta Road, Cherrydale, City View, Sterling, Judson, Monaghan, Brandon):

- Gentrification and displacement pressures most acute
- Infrastructure exists but requires modernization
- Strong community organizations but need sustained support

- Opportunities for transit-oriented, walkable development

Suburban Growth Areas (Berea, Taylors, Five Forks, Piedmont, Sans Souci):

- Rapid population growth straining services
- Transition from rural to suburban character
- Need for proactive planning to shape quality development
- Balancing growth with livability and character preservation

Rural Preservation Areas (Scuffletown, South Greenville, Dublin Road, Riverdale/Tanglewood):

- Agricultural land loss to suburban development
- Infrastructure challenges with scattered growth patterns
- Strong desire to maintain rural character
- Need for conservation tools and growth boundaries

Mill Villages (Conestee, Dunean, New Washington Heights, Sterling, Judson):

- Historic significance requiring preservation
- Affordable housing stock threatened by market forces
- Community identity and cohesion under pressure
- Opportunities for heritage-based economic development

Success Stories & Best Practices

Several communities demonstrate effective strategies worthy of replication:

Community Engagement Models:

- Monaghan's monthly association meetings and active task forces
- Sans Souci Neighborhood Alliance's sustained advocacy and partnership-building
- Taylors Town Square's civic leadership fellowship program
- New Washington Heights' resilience despite significant challenges

Affordable Housing Approaches:

- Sterling Land Trust's acquisition of 70+ properties for community benefit

- Habitat for Humanity's strategic infill in multiple communities
- Lakeview at Berea as mixed-income development model
- Dunean Creek Apartments addressing affordable housing needs

Infrastructure Investments:

- Conestee Dam restoration as catalytic public investment
- Sans Souci Connector trail linking neighborhoods and destinations
- SCDOT's systematic paving program addressing deferred maintenance
- Swamp Rabbit Trail extensions enhancing recreation and connectivity

Economic Development Wins:

- Judson Mill and On The Trail GVL adaptive reuse projects
- Taylor's Station as suburban mixed-use anchor
- SCTAC and industrial park expansions creating quality jobs
- Millstone Golf Course conservation and public park proposal

Chapter Four

***Implementation:** the process of executing adopted plans through resource allocation, regulatory actions, construction, and monitoring to realize community goals and improvements*

Implementation Framework

Prioritization Methodology

Given limited resources and competing demands, the following criteria guide prioritization of plan recommendations:

Tier 1 - Immediate Action (Years 1-2):

- Legal compliance requirements
- Health and safety issues
- Anti-displacement and affordable housing crisis interventions
- Recently adopted plans requiring rapid implementation
- Projects with secured or readily available funding
- High community readiness and partnership capacity

Tier 2 - Near-Term Action (Years 2-4):

- Infrastructure improvements with demonstrated need
- Economic development initiatives in underserved areas
- Environmental preservation with time-sensitive opportunities
- Plans requiring updates before effective implementation

- Projects requiring partner coordination and funding assembly

Tier 3 - Long-Term Strategic (Years 4-6):

- Comprehensive plan updates and revisions
- Large-scale infrastructure projects requiring multi-year planning and funding
- Pilot programs requiring evaluation before scaling
- Lower-priority quality of life enhancements
- Plans with lower community capacity requiring capacity-building first

Priority Actions

Affordable Housing & Anti-Displacement:

1. Establish \$5 million Anti-Displacement Fund from CDBG allocation
2. Launch homestead tax abatement program in Sterling, Judson, New Washington Heights
3. Acquire 10-15 strategic properties via land trust partnerships
4. Adopt affordable housing requirements for new developments countywide

Rural Preservation:

5. Strengthen Agricultural Zoning District enforcement mechanisms

- 6. Complete rural lands inventory and conservation priority mapping
- 7. Initiate transfer of development rights (TDR) feasibility study

Recently Adopted Plans:

- 8. Adopt Augusta Road overlay district
- 9. Implement Piedmont overlay zoning as prescribed in 2024 plan
- 10. Begin early action items from both plans

Infrastructure & Connectivity:

- 11. Launch prioritized sidewalk connectivity program (identify \$10-15 million in first-year projects)
- 12. Advance SCDOT coordination on key intersection improvements
- 13. Extend Swamp Rabbit Trail connections in 3-4 priority areas

Capacity Building:

- 14. Hire Community Planning Implementation Coordinator
- 15. Establish annual progress reporting and public dashboard system
- 16. Convene community workshops in all 19 plan areas for input on implementation priorities

Funding Strategy

Federal Sources:

- Community Development Block Grants (CDBG): \$8-12 million annually
- Transportation Alternatives Program: \$3-5 million annually
- Recreational Trails Program: \$1-2 million per project cycle
- HOME Investment Partnerships: \$2-4 million annually
- Community Project Funding (Congressional earmarks): variable, project-specific

State Sources:

- SCDOT Capital Improvement funds: coordinated project requests
- SC Housing Trust Fund: affordable housing projects
- Rural Infrastructure Fund: water/sewer projects

- Recreation grants: parks and trails development

Local Sources:

- General Fund allocations: annual budget priorities
- Capital Improvement Program: infrastructure investments
- Development impact fees: growth-related improvements
- General obligation bonds: major infrastructure (voter approval required)
- Special assessment districts: beneficiary-funded improvements

Private & Partnership Sources:

- Developer exactions and contributions
- Public-private partnerships: mixed-use developments, civic facilities
- Foundation grants: community development, affordable housing
- Land trust partnerships: conservation and affordable housing
- Corporate sponsorships: parks, trails, civic amenities

Organizational Structure

Lead Responsibility:

- **Planning Department:** Overall coordination, plan updates, technical assistance to communities
- **Public Works:** Transportation and infrastructure projects
- **Building & Code Enforcement:** Standards compliance, blight reduction
- **Economic Development:** Business recruitment, incentive programs, workforce development
- **Parks & Recreation:** Greenways, parks, community facilities
- **Sheriff's Office:** Public safety programs, community policing
- **Redevelopment Authority (GCRA):** Affordable housing, property acquisition, rehabilitation programs

Partnership Coordination:

- **Municipal Governments:** Annexation areas, joint service delivery, regional planning

- **School Districts:** Facility planning, community use agreements
- **Nonprofit Organizations:** Land trusts, community development corporations, neighborhood associations
- **Private Sector:** Developers, employers, philanthropic organizations
- **State/Regional Agencies:** SCDOT, ReWa, GPATS, MASC

Performance Measurement

Annual Reporting Metrics:

Housing & Affordability:

- Affordable units created/preserved
- Households assisted with down payment, rehabilitation, tax relief
- Homeownership rates in priority communities
- Displacement indicators (population change by income/race in gentrifying areas)

Economic Development:

- Jobs created in priority areas
- Business starts and expansions
- Commercial vacancy rates
- Median household income trends

Infrastructure & Connectivity:

- Miles of sidewalk/trail added
- Intersection and road improvements completed
- Level of service improvements
- Transit ridership and route expansions

Public Safety:

- Crime rates by community
- Community policing program participation
- Resident safety perception surveys

Environment & Preservation:

- Agricultural land preserved
- Tree canopy coverage
- Stormwater improvements
- Parks and recreation access

Community Engagement:

- Workshop and public meeting participation
- Plan amendment and update completions

- Community organization capacity indicators
- Resident satisfaction with planning process

Adaptation & Learning

This implementation framework requires ongoing evaluation and adjustment:

Annual Review Process:

1. Progress assessment against metrics
2. Community feedback sessions
3. Funding and partnership evaluation
4. Priority refinement for coming year
5. Public reporting and Council briefing

Mid-Cycle Evaluation (Year 3):

1. Comprehensive progress assessment
2. Strategy effectiveness analysis
3. Resource allocation review
4. Course corrections and reprioritization
5. Updated 5-year implementation plan

Ten-Year Update (2030):

1. Full Comprehensive Plan update per state statute
2. Integration of community plan lessons learned
3. New baseline data and projections
4. Revised countywide policies and strategies
5. New community plan priorities and work program

Chapter Five

Conclusion

Strengthening the Foundation for Equitable Growth

As Greenville County approaches an estimated population of 600,000 by 2030, this 2025 Five-Year Review and Adopted Plans Audit reaffirms the enduring value of our Comprehensive Plan as a living, adaptive framework for equitable and resilient development. By systematically evaluating 19 active community plans adopted between 2008 and 2025, this audit illuminates a narrative of tangible progress amid evolving challenges, underscoring the County's commitment to the South Carolina Local Government Comprehensive Planning Enabling Act's mandate for periodic, data-informed reassessment.

From the revitalization of urban gateways like Augusta Road and historic mill villages such as Conestee and Sterling, to the preservation of rural enclaves in Scuffletown and South Greenville, these plans have collectively advanced key priorities: a 16% citywide crime reduction in early 2025, multimodal infrastructure gains through SCDOT's 732-mile paving program and Swamp Rabbit Trail expansions, and economic vitality fueled by \$885 million in regional investments creating over 1,300 jobs.

Addressing Persistent Challenges

The audit also reveals tensions that demand proactive stewardship. Housing appreciation—often exceeding 50-200% across audited areas—has bolstered wealth-building for many existing homeowners but severely eroded affordability, particularly in diverse, low-income neighborhoods where median incomes hover around \$39,000 while median home prices reach \$280,000-\$520,000. Gentrification pressures, as evidenced in Sterling and New Washington Heights, risk displacing longstanding residents and fundamentally altering community character. Meanwhile, rural-suburban fringes grapple with rezoning-driven density increases and incomplete infrastructure to support growth.

These insights, drawn from American Community Survey updates, law enforcement statistics, real estate data, and stakeholder input, highlight the need for targeted interventions: overlay zoning for mixed-income developments, anti-displacement tools like homestead abatements and community land trusts, and phased infrastructure investments via CDBG, Transportation Alternatives grants, and public-private partnerships.

A Strategic Compass Forward

This audit serves as more than a retrospective analysis; it functions as a strategic compass for the County’s required 2030 ten-year Comprehensive Plan update. By prioritizing high-impact recommendations—such as affordable housing expansions in Berea and City View, trail integrations in Sans Souci and Taylors, and rural preservation enforcement in Piedmont and Riverdale/Tanglewood—we can bridge implementation gaps, amplify successes, and ensure that growth serves all residents, from urban cores to rural edges.

The cross-cutting findings reveal that isolated, community-by-community approaches are insufficient. Countywide challenges require coordinated responses: a substantial Anti-Displacement Fund, systematic infrastructure investment strategies, strengthened rural preservation tools, economic development equity initiatives, and enhanced implementation capacity within County government.

Commitment to Action

Moving forward, Greenville County Planning staff, in collaboration with community associations, advisory committees, and inter-jurisdictional partners including municipalities and SCDOT, will integrate these findings into the 2025-2030 work program. Public workshops beginning in early 2025 will refine implementation roadmaps, fostering the transparency and participation envisioned in state planning law. The establishment of a dedicated Implementation Coordinator position and annual progress reporting system will ensure accountability and sustained momentum.

Special attention must be given to plans requiring immediate action:

- **Rescission and transition** of plans for largely-annexed areas (Sterling, portions of Cherrydale) to appropriate municipal jurisdiction
- **Major updates** for plans where implementation has significantly diverged from original goals (Scuffletown, New Washington Heights, South Greenville)
- **Rapid implementation** of recently adopted plans (Piedmont, Augusta Road) to maintain community engagement and demonstrate responsiveness

The Path Ahead

Ultimately, this audit strengthens our shared vision: a County where dynamic evolution honors historic roots, equitable opportunities abound for all residents regardless of income or background, environmental stewardship preserves natural assets for future generations, and every community thrives as a vital thread in the fabric of Upstate South Carolina. Through sustained vigilance, adequate resource allocation, genuine community partnership, and collective action, we not only comply with our legal obligations but elevate the quality of life for current residents and generations to come.

The work of planning is never complete—it requires ongoing commitment, adaptation to changing circumstances, honest assessment of what works and what doesn’t, and the courage to make difficult decisions about resource allocation and growth management. This audit provides the foundation for that work, offering both celebration of progress achieved and clear direction for challenges ahead.

As we embark on the next five years of implementation, let this audit serve as both accountability document and inspiration—a testament to what communities can achieve when planning is done collaboratively, grounded in data, responsive to resident needs, and committed to the fundamental principle that all of Greenville County’s residents deserve safe, affordable, connected, and thriving neighborhoods.



Chapter Six

Appendices

Appendix A: Data Sources & Methodology

Primary Data Sources:

- U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, 2018-2022
- City of Greenville Police Department, Crime Statistics, 2023-2025
- South Carolina Law Enforcement Division (SLED), County Crime Data
- Greenville County Assessor, Property Records and Valuations
- Multiple Listing Service, Real Estate Transaction Data
- SC Department of Transportation, Traffic Counts and Project Reports
- Greenville-Pickens Area Transportation Study (GPATS), Transportation Plans
- Greenville County Building Permits and Business License Data
- Greenville Area Development Corporation, Economic Development Reports

Estimation Methodology: For communities without Census Designated Place (CDP) boundaries or current census data, population estimates were calculated using:

- County growth rates applied to last verified census counts
- Building permit and housing unit data
- Voter registration and school enrollment trends
- Municipal annexation records

Data Limitations:

- Some community-specific data unavailable; larger geographic areas used as proxies
- Crime data varies between City of Greenville (detailed) and county-level reporting
- Real estate data may not capture all transactions (private sales, family transfers)
- Forward-looking statements based on trends and projections, not guaranteed outcomes

Appendix B: Public Engagement Summary

Community Workshops Conducted (2024):

- Augusta Road Corridor (August 2024, 45 participants)
- Piedmont Area (September 2024, 60 participants)
- Five Forks (October 2024, 75 participants)

Stakeholder Interviews:

- 25+ community association leaders
- 15+ nonprofit and faith-based organization representatives
- 10+ developers and business owners
- 8+ municipal planning staff

Survey Responses:

- Online community survey: 340 responses across all plan areas
- Top priorities: affordable housing (78%), infrastructure (65%), public safety (54%)

Future Engagement: Public workshops scheduled for Q1 2025 in all 19 plan areas for input on implementation priorities.

Appendix C: Plan Status Summary Table

Community Plan	Adoption Date	Population Change	Status	Priority
Augusta Road Corridor	July 18, 2023	Stable (~350)	Early Implementation	High
Berea	January 24, 2017	+16% (~16,642)	Active	Medium
Brandon	June 6, 2015	Stable (~1,650)	Annexed - Transition	Medium
Cherrydale	August 5, 2008	Stable (~4,200)	Rescission Recommended	Low
City View	April 2, 2019	Stable (~1,172)	Active	Medium
Conestee	March 5, 2013	+33% (~1,175)	Active	High
Dublin Road	May 1, 2018	Stable (~830)	Active	Low
Dunean	March 18, 2014	Stable (~3,716)	Active	Medium
Five Forks	August 17, 2021	+9% (~31,000)	Active	High
Judson	May 1, 2012	Stable (~1,300)	Active	High
Monaghan	September 3, 2019	Stable (~1,300)	Active	Medium
New Washington Heights	July 8, 2014	Stable (~150)	Crisis - High Priority	High
Piedmont	December 4, 2024	+5% (~5,786)	Early Implementation	High
Riverdale/Tanglewood	June 4, 2019	+11% (~3,200)	Active	Medium
Sans Souci	March 5, 2019	+11% (~8,199)	Active	High
Scuffletown Road	April 5, 2016	+22% (~14,200)	Major Update Needed	High
South Greenville	October 17, 2017	+17% (~41,000)	Major Update Needed	High
Sterling	July 19, 2011	Stable (~1,300)	Rescission Recommended	Medium
Taylors	September 20, 2016	+10% (~23,500)	Active	Medium

Appendix D: Funding Opportunities Matrix

Project Type	CDBG	HOME	TA Grant	SCDOT	Impact Fees	Bonds
Affordable Housing	Yes	Yes	No	No	Possible	Yes
Street/Sidewalk	Yes	No	Yes	Yes	Yes	Yes
Trails/Greenways	Yes	No	Yes	No	Possible	Yes
Stormwater	Yes	No	No	Possible	Yes	Yes
Parks/Recreation	Yes	No	Possible	No	Yes	Yes
Economic Development	Yes	No	No	No	Possible	Yes
Public Facilities	Yes	No	No	No	Yes	Yes

Appendix E: Model Ordinances & Tools

Available upon request from Planning Department (within available capacity):

- Model Affordable Housing Overlay District ordinance
- Transfer of Development Rights (TDR) program framework
- Community Land Trust establishment guidelines
- Mixed-Use Development standards template
- Rural Preservation Overlay District provisions
- Form-Based Code modules
- Historic Preservation standards
- Connectivity and street network requirements
- Green infrastructure and low-impact development standards

Appendix F: Community Organization Directory

Active Community Associations & Key Contacts:

Mill Villages & Historic Neighborhoods:

- Brandon Community Association - Inactive
- Conestee Community Association - Inactive
- Dunean Mills Community Alliance - Active
- Judson Community Association - Inactive
- Monaghan Community Association - Inactive

- New Washington Heights Community Association - Active
- Sterling Neighborhood Association - Active

Suburban & Growth Areas:

- Berea Community Association - Inactive
- Five Forks Community Advisory Committee - Active
- Piedmont Community - Active
- Sans Souci Neighborhood Alliance - Active, strong capacity
- Taylors Town Square - Active, civic leadership programs

Rural & Preservation Areas:

- Dublin Road Area - Informal network
- Riverdale/Tanglewood Community - Advisory committee
- Scuffletown Road Area - Informal network
- South Greenville - Multiple neighborhood groups

Supporting Organizations:

- Greenville County Redevelopment Authority (GCRA)
- Habitat for Humanity of Greenville County
- United Housing Connections
- Homes of Hope
- Sterling Land Trust
- Upstate Forever (land conservation)
- Trees Greenville (urban forestry)
- Sustaining Way (community gardens, interfaith collaboration)

Appendix G: Recommended Plan Actions Summary

Plans Recommended for Rescission:

- 1. Sterling Community Master Plan (2011) - Nearly complete annexation into City of Greenville renders county plan obsolete; transition planning authority to city with coordinated handoff process
- 2. Cherrydale Area Plan (2008) - Significant annexations, neighborhood evolution, and lack of unified community organization make comprehensive plan unworkable; consider focused sub-area plans for remaining county jurisdiction

Plans Requiring Major Updates:

- 1. Scuffletown Road Area Plan (2016) - Rezoning patterns directly contradict preservation goals; strengthen enforcement mechanisms and update future land use map
- 2. New Washington Heights Community Plan (2014) - Trust restoration following Greenlink facility controversy requires comprehensive community engagement; anti-displacement measures urgent
- 3. South Greenville Area Plan (2017) - Agricultural zoning enforcement critical; address 39% unzoned land; update for economic equity

Recently Adopted Plans Requiring Rapid Implementation:

- 1. Piedmont Area Plan (2024) - Adopt overlay districts within Year 1; establish public safety infrastructure; implement affordable housing incentives
- 2. Augusta Road Corridor Strategic Plan (2023) - Adopt overlay zoning; pursue motel conversions; advance multimodal improvements

Plans in Active Implementation:

- Berea Community Plan (2017)
- City View Community Plan (2019)
- Conestee Community Master Plan (2013)
- Dublin Road Area Plan (2018)

- Dunean Community Plan (2014)
- Five Forks Area Plan (2021)
- Judson Community Plan (2012)
- Monaghan Community Plan (2019)
- Riverdale/Tanglewood Community Plan (2019)
- Sans Souci Community Plan (2019)
- Taylors Community Plan (2016)

Appendix H: State Planning Law Requirements Summary

Five-Year Review Requirements (S.C. Code Ann. § 6-29-510(I)):

- Review comprehensive plan and all amendments at minimum once every five years
- Determine whether changes in development or conditions require revisions
- Consider updated demographic data, development patterns, and policy changes
- Public participation in review process
- Planning Commission recommendation to governing body

Ten-Year Update Requirements (S.C. Code Ann. § 6-29-1140):

- Full review and update at minimum once every ten years
- Reassess population and economic projections
- Update needs analyses across all plan elements
- Incorporate new data sources and methodologies
- Public hearing process for amendments
- Next required update: 2030

Community Plans as Amendments: Once adopted by ordinance, community plans become amendments to the Comprehensive Plan and are subject to same review requirements as the main plan. This audit fulfills the five-year review obligation for all 19 community plan amendments.

Appendix I: Technical Corrections & Data Notes

Population Data: County population figures vary slightly across document sources due to different reference dates:

- **Official 2025 estimate: 575,000** (used for most comparisons)
- Some plan-specific sections reference older estimates where baseline comparisons required
- All growth rates calculated from consistent baseline and current estimates

Crime Statistics:

- City of Greenville data: January-June 2025 vs. January-June 2023
- 16% overall reduction, 24% violent crime reduction (city limits only)
- County-level data from SLED shows more modest 8-10% year-over-year declines
- Community-specific rates estimated using geographic crime mapping tools
- Rates expressed per 1,000 residents for comparability

Housing Values:

- Median sale prices: actual closed transactions from MLS
- Median list prices: current active listings
- Year-over-year (YoY) changes: comparison of same month prior year
- Appreciation percentages since plan adoption: compound annual growth rate
- All figures represent single-family detached homes unless otherwise noted

Annexation Status: Several communities have experienced annexation since plan adoption:

- Brandon: Annexed into City of Greenville August 2025
- Cherrydale: 126 acres including ALDI and shopping center annexed 2024
- Sterling: Nearly complete annexation; small unincorporated pockets remain

- Judson: Significant annexation but some county jurisdiction remains
- City View: Adjacent to annexation areas but not yet annexed

Income Data:

- Median household income: American Community Survey 5-year estimates
- County median: \$39,000-\$74,000 (varies by geographic area and data source)
- Community-specific income data limited for small areas; estimates used where necessary

Appendix K: Bibliography & References

Primary Planning Documents:

- Plan 2020 Greenville County Comprehensive Plan (adopted January 7, 2020)
- GVL 2040 City of Greenville Comprehensive Plan
- Individual community plans (19 documents, 2008-2025)
- Greenville-Pickens Area Transportation Study 2045 Long Range Transportation Plan
- Greenville County Parks, Recreation & Tourism Master Plan

Legal & Policy Documents:

- South Carolina Local Government Comprehensive Planning Enabling Act (S.C. Code Ann. §§ 6-29-110 et seq.)
- Municipal Association of South Carolina, Comprehensive Planning Guide
- Greenville County Zoning Ordinance and amendments
- Greenville County Subdivision Regulations
- Various overlay district ordinances

Data & Research Sources:

- U.S. Census Bureau, Decennial Census and American Community Survey
- South Carolina Revenue and Fiscal Affairs Office, population projections

- City of Greenville Police Department, crime statistics
- South Carolina Law Enforcement Division (SLED), crime data
- Greenville County Assessor, property records
- South Carolina Department of Transportation, traffic and project data
- Greenville Area Development Corporation, economic data
- Multiple Listing Service, real estate data

Special Studies:

- Furman University, 2025 gentrification study (Sterling/New Washington Heights)
- Urban Land Institute, Greenville market study
- Various traffic impact studies and environmental assessments
- Community-specific needs assessments and surveys





Greenville County Planning Department

**www.greenvillecounty.org/Planning/
planning@greenvillecounty.org
864-467-4957**

